

Grazing Lease Agreement

State of Texas

County of Eastland County

This Grazing Lease is made and entered into as of this 1st day of January, 2024 by and between PARTIES RangerHill 150, LLC as Lessor, and Heiner Ranch LLC as Lessee.

Lessee shall, during the term of this lease, use the Leased Premises for the purpose of pasturing, feeding, and grazing cattle limited to the number of cattle allowed per acre as established by the Texas Agricultural Extension Service.

This lease is from January 1, 2024 thru December 31, 2026.

Lessee shall occupy the premises at Lessee's own risk and Lessor shall not be liable to anyone for the action or omissions of Lessee, Lessee's agents, servants, employees, customers, visitors or licensees, and Lessee agrees to indemnify and hold Lessor harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred. Lessee shall not be liable to anyone for the actions or omission of Lessor, Lessor's agents, servants, employees, visitors or licensees, and Lessor agrees to indemnify and hold Lessee harmless from all claims and causes of action resulting from or alleged to have resulted from such actions or omissions including attorney's fees and expenses incurred.

Lessee shall not assign, sublease or permit third parties to occupy or use any portion of the Premises during the term of the lease without written consent of Lessor.

This Lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements or promises pertaining to this Lease not incorporated in writing in this



Lease.

This Lease may be amended only by an instrument in writing signed Lessor and Lessee.

Notwithstanding anything contained herein to the contrary, this lease may be terminated at any time by Lessee, provided, however, that Lessee has given thirty (30) days written notice to Lessor. Upon termination of this Grazing Lease by either Lessor or Lessee, Lessor shall be responsible for fencing the property should they desire to keep the cattle from their property.

Lessor:

RangerHill 150, LLC

Lessee:

Heiner Ranch LLC

(Cody Heiner)