

Mule Creek Hunting Club Deer Management Lease Agreement

THIS HUNTING LEASE AGREEMENT is made this _____ day of _____
2012, by and between Mule Creek Hunting Club (Lessor/Owners agent) and

(Lessee) Whose address is

_____.

Description of Payment for the Leased Premises

For the sum of \$_____ paid to Mule Creek Hunting Club in two (2) installments. A deposit of \$_____ upon execution of this agreement and \$_____ upon arrival at the ranch. Failure to pay the second installment shall thereupon terminate this agreement and cancel the lease and the amount already paid shall be forfeited as liquidated damages. If Lessor fails to honor this agreement all deposit funds will be promptly returned to Lessee.

Term of Lease

This agreement is for a 3 day hunt during the 2012-2013 white tail deer season. The start date of the hunt is _____ and the end date is _____
This agreement is a personal privilege to the Lessee and Lessee shall not transfer or assign this Lease without the prior written consent of the Lessor. Lessee is welcome on the ranch the morning the hunt begins to settle in and become familiar with the ranch.

Game to be Hunted

This agreement allows the Lessee to harvest at his or her discretion one (1) 8 point white tail buck with a total Boone and Crockett score not to exceed 130", one (1) mature white tail doe, one (1) feral hog, and two (2) javelina, plus unlimited varmints. A buck with more antlers may be substituted at Lessor's discretion.

Buck Harvest Upgrade

If Lessee options to harvest a management buck larger than 130", Lessee agrees to pay an additional \$100.00 per inch of score over 130" as measured by the Boone & Crockett scoring system. The buck will shall not exceed 150" and will be at least 6.5 years of age. The harvest decision will be mutually agreed to by the Lessee, and Lessor or his appointed agent.

Description of Property

The Ranch is in McMullen County, approximately 9 miles from Tilden, Texas off Martin Ranch Road. The ranch consist of 11,313 acres of which approximately 9,978.13 acres are leased to Mule Creek Hunting Club. The ranch is owned by the Lowe-Donnell Cattle Company, J.W. Donnell Estate, James L. Donnell, James L. Donnell Jr. James L. Donnell Trust, Donnell Lands LP..

Compliance of Game Laws

Lessee agrees to obey all Applicable game laws, including but not limited to, all Federal, State and local regulations during the period of time the Lessee is on the property. Violation of any game laws or other terms of this agreement, Lessee agrees to immediately leave the premises.

Indemnification

Lessee agrees to protect and defend indemnity and to hold John Hansel, Mule Creek Hunting Club, Lowe-Donnell Cattle Company, J.W. Donnell Estate, James L. Donnell, James L. Donnell Jr., James L. Donnell Jr. Trust, Donnell Land, L.P. and their agents, employees, family members, personal representatives, heirs, assigns, and successors, and all other persons or entities who own any interest in the leased premises blameless from any and all liability, loss, damage, personal injury (including wrongful death), claims, demands, causes of action of every kind and character, without limit and without regard to the cause or causes thereof or the negligence of any party or parties arising in connection to this agreement.

LESSEE HAS READ THIS DOCUMENT AND UNDERSTANDS IT. HE OR SHE IS
SIGNING IT FREELY AND VOLUNTARILY

LESSEE: _____

TELEPHONE NUMBER

HUNTING LICENSE NUMBER

LESSOR: _____

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