



SILVER BROOK STABLES

Ride.

486 Fitch Hill Road, Uncasville, Connecticut 06382
860.303.1766

LEASE AGREEMENT

Partial lease agreement for _____

This Document is NOT a Bill of Sale

This agreement dated _____
is made by and between *Silver Brook Stables LLC* (herein referred to as 'the Owner') residing at
486 Fitch Hill Road, Uncasville, CT 06382 with phone number *860-303-1766* and

_____ (herein referred to as 'Leasee')

residing at _____

for the partial lease of one horse as described and identified below:

Horse's Name: _____

Breed: _____

Gender: _____ Height: _____ Age: _____

Color: _____

Owner on Record: *Silver Brook Stables, LLC*

Lease Price

Owner agrees to lease the horse described and identified herein to Leasee for 200.00 Dollars (\$200.00) per month with a minimum 1 year lease term. Lease reverts to monthly renewal after 1 year and can be canceled with two weeks notice at any time during the monthly renewal period.

Owner Warranties

Owner warrants that he/she is the lawful owner of said horse and has the right to lease said horse.

Owner Responsibilities

Owner is responsible for bi-yearly vaccinations, teeth floating, hoof care, worming, boarding, general care, and feeding of horse.

Owner represents that said horse is in sound health and that there are no known illnesses, infirmities, or unsoundness.

Leasee Responsibilities

Leasee warrants that he/she will provide said horse with care above and beyond that which the state of Connecticut deems minimal humane treatment of an Equine while in possession of the horse during the agreed upon weekly time periods.

Leasee warrants that he/she does not have the right to sell, lend, sub-lease, move, or otherwise dispose of the said horse.

Leasee agrees to be responsible for and hold Owner harmless for all claims, demands, causes of action, judgments, attorney's fees, costs and expenses for property, bodily injury, or death caused by or connected with said horse while in Leasee's care, custody, and control. Leasee shall also be responsible for and agrees to indemnify and defend Owner from and against any and all claims, suits, and actions of third parties for personal injuries or property damage directly or indirectly caused by the horse while leased to Leasee arising from Leasee's use or possession of the horse. Owner from himself/herself and his/her successors, heirs, dependents, and assigns, also releases and discharges Owner from any and all claims, suits, actions he/she may suffer or incur for personal injury or property damage directly or indirectly caused by the horse arising from or connect with Leasee's use or possession of the horse. As of this agreement date, Leasee agrees to total responsibility.

Leasee agrees to all veterinary expenses as a direct result of Leasee's use of said horse during the terms of the lease unless covered by Owner's major medical policy.

Leasee warrants that she will use 'best judgment' in emergency situations and will inform Owner as soon as possible if such situations arise. Owner reserves the right to make all decisions regarding the health and welfare of the horse, including decisions about life saving or on-going treatments.

Leasee will only have guaranteed access to the horse during the agreed upon time period:

Day of the week: _____, Time Period: _____

Day of the week: _____, Time Period: _____

Notes: _____

Term

The term of this Lease Agreement is one year. After one year, the agreement defaults to month by month agreements and will renew automatically every month. However, Leasee may terminate this agreement with a minimum of two weeks notice to the Owner after the expiration of the one year term and at any time during the automatic renewal period. Owner reserves the right to terminate the agreement with a minimum of two weeks notice to Leasee for any reason.

Breach and Cure

1. Owner reserves the right to terminate this agreement immediately if the horse is not maintained by Leasee according to the terms of this agreement.
2. Cure: Leasee has 15 days to remedy the breach according to the terms of this agreement. One cause for breach would be if said horse is mistreated in such a manner that causes physical

injury. The cause for breach is not limited to this instance. Any form of negligence is cause for breach.

Notices

All notices may be sent to Owner at the address listed herein. All notices may be sent to Leasee at the address herein. US Mail with return receipt requested or an alternative delivery system such as Federal Express constitute the mode of delivery of notices.

Entire Agreement

This agreement constitutes the entire agreement between Owner and Leasee. The invalidity or enforceability of any provision of this agreement shall not affect the validity or enforceability of any other provision of this agreement, which shall otherwise remain in full force and effect. This agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

The Laws of the State of Connecticut shall govern this agreement. Any litigation will take place in Connecticut.

Accepted and Agreed to by: _____

(Printed Name)

(Owner)

(Signature)

Accepted and Agreed to by: _____

(Printed Name)

(Leasee)

(Signature)

(Email)

(Phone Number)