Pasture Prime LLC

In Barn Lease Agreement & Rules

This is a lease agreement between the Undersigned and lessor, Pasture Prime Stables LLC. The Undersigned agrees to pay the sum of $\_\_\_\_\_\_\_ per month, which includes one lesson per week, to lease the horse/pony listed below. Payment is due on the 1st of each month.

Pasture Prime Stables LLC has not insured the horse in this Agreement. The Undersigned agrees to pay the following expenses associated with the care of the subject horse/pony; shoes. The Undersigned further agrees to pay for all vet bills associated due to rider negligence.

If the horse should die, the Undersigned is not responsible for the value of the horse. The lessee is not responsible for colic surgery. The Undersigned agrees to give a 30 day notice to Pasture Prime Stables LLC to terminate the lease.

The Undersigned also acknowledges receipt of the Pasture Prime Stables LLC Rules and Regulations, the Release and Hold Harmless Agreement and a price list.

Horse/Pony Being Leased Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Agreed Upon Monthly Price $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ + shoeing (Bill on Board)

Lessee Name Print \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_

Lessee Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_\_\_\_\_\_

Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Work Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cell Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Lease Rules and Regulations**

Option 1:

* In barn half lease options you will receive three pre scheduled rides a week one being a lesson. The lesser is responsible for half board +tax and all farrier visits. Main vet bill are paid for by Pasture Prime Stables except when vet bills due to rider negligence. Riders leasing a horse/pony must take at least 1 lesson per week which will be included in monthly bill.

Option 2:

* In barn full lease option all vet and farrier visits are the responsibility of the lessee, however any medical decisions will be made by medical staff. Riders leasing a horse/pony must take at least 1 lesson per week which will be included in monthly bill.

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Below apply to both options

1. All regular barn rules and regulations apply (see attachment)
2. Only lesser my ride leased horse not friends, family etc…
3. Lease horses must be scheduled for your practice rides and must be canceled if you are not coming. Make-ups are available when possible in that given week.
4. Canceled and rescheduled lessons are not guaranteed on lease horse/pony.
5. Lessee only may ride horse/pony.
6. Horse/pony must stay boarded at Pasture Prime Stables
7. Horse/pony must stay on Pasture Prime Stables property unless attending an approved show.
8. Horse/pony going to shows must be accompanied by Pasture Prime Stables Trainer. All Pasture Prime Stables horses/ponies will be trailered by Pasture Prime Stables arrangements.
9. Some horses/ponies will have to have death and indemnity insurance held by the lessee, dependent on hose/pony value.
10. Jumping is not permitted outside of lessons.
11. Any rider not taking care of their horse/pony (proper grooming, warm up and cool down) or abusing the horse/pony will be removed from the lease program and forfeit any fees paid.
12. All leasing payments are due on the 1st of the month.
13. Late payments will result in rider not having access to horse.
14. If lease horse/pony is injured, not due to riders fault, another horse will be provided for your lessons. Supplying a replacement horse for the injured horse/pony will be reviewed by management and determined on an individual basis.
15. Lessee students may use horse tack on a “you break it, you bought it” basis.
16. Tack needs to be cleaned at least once per week.
17. Any personal tack can only be used on the horse if approved by Kaytlin.
18. A lease contract must be signed by all lessees.
19. We must also have a liability form on file.

## Cancellation Policy: Our Lesson Cancellation Policy is 4 hours. Please call at least 4 hours before a lesson to cancel. If you do not call to cancel you will be expected to pay for the lesson. Make up lessons must be taken within the month paid for or they are forfeited. If you don't cancel there will be no make-up lesson. Continual absences, rescheduling, no shows, or no cancellation calls will result in the loss of your lesson spot.

## Weather Policy: Lessons are canceled when the temperatures is greater than 95 degrees or below 18 degrees. Cancellation for any other weather issues will be made on an individual basis.

**Lesson Prices:** Lessons are purchased in a month package Private are $45 and Group are $35. Lessons must be paid for in the begging of the month. If you choose to pay per lesson Private are $50 and Groups are $40. Lesson packages are to be used up within the month purchase or they are forfeit for the next month and will not be carried over.

Barn Rules

1. **Speed Limit On Farm Is 10 MPH**
2. **Releases** must be signed before anyone may handle or ride any horses.
3. **Anyone** under 13 years of age must have an adult present and responsible for this child's actions at all times. This includes during a lesson.
4. **Appropriate** shoes or boots are required when riding or working. **NO Sneakers, NO Crocks, NO Sandals**.
5. **Only** owner or leasee may ride the boarded horses no friends or extended family. **No** guest may ride or handle horses.
6. **No** visitors are allowed in the stalls.
7. **Parents** and visitors are welcome to observe students during their lesson by standing or sitting outside the arena. Parents and visitors should not enter the arena at any time.
8. **No** Smoking on premises
9. **No** running or yelling in the barn
10. **No** headphones, phones, texting, music devices in use when handling or around horses.
11. **No** Jumping outside of a lesson
12. **Helmets** on at all times when in the indoor whether lunging or riding
13. **There** is no lunging while lessons are going on.
14. **Horses** are not to be ridden in barn aisles. if you go outside be sure to put the guards up or close gates
15. **Clean** up afteryour horse when it goes to the bathroom in the arena or aisle.
16. **If** you use the wash stall, cross ties, etc. sweep and clean up after yourself and your horse.
17. **Do** not leave horses unattended, especially when tied or cross-tied.
18. **No** unattended children! No matter how horse-wise your child might be.
19. **NO DOGS ALLOWED** We love dogs; however, a dog can spook a horse.
20. **Do** not give treats to any equine other than your own unless written permission is on file with the stable. Some equines may have stomach problems associated with some treats.

**Riding Hours-** M – Fri Until 9:00 am or after 3:30 pm, Sat & Sun - Until 11:00 am or after 3:30pm

***There will be no riding/or use of the indoor arena after 9:00 p.m***

**Barn Hours -** *Use of the stall area and aisles is allowed but please use respect if coming up after 9:00pm. Please call Barb or Kayte because we like doing a last check once all boarders are gone.*