

HUNTING LEASE ADDENDUM

1. PROPERTY DESCRIPTION

LESSOR hereby rents and leases to LESSEE _____ acres in _____ Parish, Louisiana, and LESSEE here present accepts for itself said premises subject to the following terms and conditions:

PROPERTY DESCRIPTION:

REFER TO THE ATTACHED MAP.

2. RENTAL

LESSEE shall pay rental to LESSOR as follows: _____ AND _____ /100----- (\$ _____) ----- DOLLARS, said payment being in the form of a personal check, cashier's check or money order, not by cash or credit card. LESSOR acknowledges receipt of the sum of \$ _____ which represents the lease payment for the lease period of this contract. Rentals for subsequent years shall be due on July 1st of that year. Rental for renewals or extensions shall be in accordance with the rental schedule to follow. If no rental change is included or negotiated between the parties, rental rate shall remain the same.

3. ASSIGNMENT & USAGE

This lease shall not be assigned in whole or in part without the prior written consent of LESSOR. It is distinctly understood and agreed that LESSEE shall not enter into any commercial venture of any kind as to the leased premises by permitting its use by third parties for hire.

4. PREMISES & IMPROVEMENTS

LESSEE shall place no improvements on premises, other than the improvements specifically allowed herein; nor fence property for any purposes, nor use more land than is described in this lease without the written consent of LESSOR. There shall be no planting and/or other crops which will interfere with tree growth. There shall no planting of food plots or other crops on any road used for the transportation of timber. LESSOR allows planting of food plots or other crops in existing openings such as fire lines, logging sets, and pipeline and power line rights-of-way. LESSEE shall be prohibited from using heavy machinery such as dozers, excavators, etc. on LESSOR's property. Use of rubber-tired farm tractors is permissible. There shall be no clearing of trees to make food plot openings. There shall be no fox pen fencing including electric fencing. The improvements which LESSEE may place on the premises are:

LESSEE shall be allowed to establish one camp per lease at a location approved by LESSOR at no additional charge. Should utilities be desired by LESSEE, their establishment, location and routing must be approved by LESSOR. In addition, LESSOR will only allow portable/movable camps (i.e. camper, travel trailer, etc) that have a self contained sewer system. No permanent structures will be allowed. No in ground sewer systems will be allowed. LESSEE shall be prohibited from discharging wastewater into streams, lakes, rivers, and ponds or on and across any lands owned by LESSOR. Campsites shall occupy the minimum area practical and in no circumstances exceed one-quarter acre. Additional campsites shall be paid for on a yearly basis as a separate campsite. **LESSEE agrees to remove such improvements within thirty (30) days of cancellation or termination of lease. If improvements are not removed by LESSEE, LESSEE shall reimburse LESSOR for full cost of removal of said improvements.**

LESSEE shall be allowed to place deer stand or blinds within the leased area only and in accordance with the stipulations contained herein. It is the strict intent of LESSOR and this Land Use Permit Addendum that all hunting or recreational activities of LESSEE, their invitees, assigns or guest will be conducted within the boundaries of LESSOR'S property as herein described. No placement of deer stands or blinds shall be made that unduly interferes with the rights or enjoyment of adjacent land owners. LESSEE agrees to remove such improvements within thirty (30) days of cancellation or termination of lease. **If improvements are not removed by LESSEE, LESSEE shall reimburse LESSOR for full cost of removal of said improvements.**

5. ASSUMPTION OF RISK

LESSEE accepts premises in its present condition, and hereby releases LESSOR from, for and against, any liability, injury, death, loss or damage to property or persons, caused by or resulting from condition of premises including but not limited to flood, wind, fire or other natural causes. As has been the LESSOR'S policy in the past and will continue into the future, LESSOR is not responsible for maintaining trees in and around the premises leased to LESSEE. LESSEE further assumes and accepts all liability associated with maintaining the trees in and around said lease. This is LESSEE'S specific assumption of all risks associated with trees in the area. It is understood that without this assumption by LESSEE of this risk, LESSOR would not allow the leasing of this premises.

6. TERMS & CONDITIONS

- LESSEE shall prevent, as well as refrain from doing, any unlawful act incident to the use of premises.
- LESSEE shall comply with all applicable federal, state and local laws, ordinances and regulations; and explicitly notify the local game warden of the intent and existence of this lease and have said lands available for his inspection at any time. Safety in all activities must be the highest of priorities.
- LESSEE and all members, invitees, employees, or agents shall read and understand La. R.S. 9§2795.3 of House Bill #128 as to "motorized vehicle liability." Further, LESSEE agrees, under penalty of immediate lease termination, to post in plain view where all hunting club members, invitees, employees, or agents will be put on notice of its contents, a sign that says:

"WARNING Under Louisiana law, a motorized off-road vehicle activity sponsor or motorized off-road vehicle professional is not liable for an injury to or the death of a participant in a motorized

off-road vehicle activity resulting from the inherent risks of the motorized off-road vehicle activity, pursuant to R.S. 9:2795.3."

The above signage, according to La. R.S. 9.2795.4 "shall be placed in a clearly visible location on or near any registration area, staging area, or arenas where the motorized off-road vehicle professional or the motorized off-road vehicle activity sponsor conducts a motorized off-road vehicle activity, or the written warning shall be given to each participant prior to the commencement of the activities. The warning notice specified in Subsection F of this Section shall appear on that sign in black letters with each letter being a minimum of one inch in height or shall appear in the written warning in boldfaced capital letters no smaller than twelve-point type. Every written contract entered into by a motorized off-road vehicle professional or by a motorized off-road vehicle activity sponsor for the provision of professional services, instruction, or the rental of equipment or a motorized off-road vehicle to a participant, whether or not the contract involves motorized off-road vehicle activities on or off the location or site of the motorized off-road vehicle professional's or the motorized off-road vehicle activity sponsor's business, shall contain in clearly readable print the warning notice specified in Subsection F of this Section.

- LESSEE shall prevent and refrain from the misuse of existing access such as contests between vehicles to test traction, power, speed, etc., especially during wet conditions. Any LESSEE which does not exercise tolerance and discretion regarding the roads and fire lanes while in a delicate condition (wet, frozen, slush) will be required to either (1) repair the access to the satisfaction of the Forest Manager, or (2) have LESSOR repair the access and add the cost to annual rental, all of which must be paid upon renewal or the lease will be canceled. LESSEE will receive one written notice of these options with a commitment to reconstruction expected within two weeks to avoid lease cancellation.
- LESSEE shall neither create nor permit any nuisances on premises, including the depositing of junk, trash or garbage on the premises.
- At no time permit the discharge of any weapon on the premises other than at targets, game or varmints during open season thereon, and shall not utilize trees on the premises for target practice of any sort. LESSEE shall exercise extreme caution when target practicing and shall not under any circumstances target practice down any roads, trails, or other rights-of-way in which other people may be traveling.
- LESSEE shall not cut, remove or permit to be cut or removed any standing, live, or other timber on or from said premises, or on or from any other lands belonging to LESSOR. However, dead or downed trees of any species are permissible for use as firewood by LESSEE, but not as a commercial product. Also, use of top wood remaining from logging operations is permissible.
- LESSEE shall, with reasonable diligence, protect the premises from trespassers and from damage by fire, and shall, as soon as reasonably practical, notify LESSOR of fires and acts of trespass on the leased premises, as well as on lands owned by LESSOR in the vicinity thereof, or as to fires on lands in close proximity which create the possibility of fire on LESSOR'S said lands.
- LESSEE shall not place steel nails and spikes in standing trees. However, soft aluminum nails may be used for attachment of signs to trash hardwoods. Also, nails of any type shall not be used to secure deer stands to trees. Should infractions occur and LESSOR incurs costs for corrective measures, such costs shall be added to the lease for payment upon renewal if not paid in response to receipt of a damage billing. All deer stands placed on the lease premises shall have the occupant's name and telephone number and each stand shall be located no closer than 20 feet from the back slope of any graded road ditch.
- LESSEE shall not install/construct and/or maintain boundary fences.
- LESSEE shall furnish to LESSOR a map of the leased premises on which LESSEE shall identify all permanent deer stands and food plots.
- LESSEE'S club shall be organized and operated in a manner which will maintain good relations with adjoining land-owners and the local community.
- LESSEE shall avoid altercations with LESSOR'S personnel. Thus, there shall not be any threats, verbal or physical abuse, detention, or damage or defacement of LESSOR'S property while LESSOR'S employees are performing normal forestry practices such as logging, control burning, chemical application, marking, fire suppression, road building, etc. Cancellation shall be immediate.

7. ACCESS & ACCESS CONTROL

LESSEE shall have access and/or entry to the premises through LESSOR'S right of ingress and egress, if any, where the premises are not accessed directly by public roads.

Entry also is to be available to LESSOR for its lands through any gates and over any roads which may be gated and locked by LESSEE on other ownerships within a larger leased acreage via LESSOR'S lock on any and all gating mechanisms used. LESSOR will initially furnish its own lock for such gates; however, the cost of any replacement lock for any of LESSOR'S locks shall be borne by the LESSEE at the rate of \$50.00 per lock.

Entry is to be available through such entrances for (1) state fire crews via the required LESSOR'S locks on any gates, and (2) all landowners to their properties affected by said lease, including ingress and egress, for all activities authorized by said landowners such as forestry, timber harvesting, oil and gas production, hunting leases, etc.

Entrances located on LESSOR'S property are to be posted boldly and may be "gated" using cables, chains, or metal apparatuses of any design providing that handling of the apparatus can be done easily by a single person. For any gating installation, the width shall be a minimum of 16 feet, **and the location shall be set back 75 feet from any roadway intersections** to allow loaded trucks to turn without damage to LESSEE'S construction. LESSEE may not use barbed wire as a gating apparatus under any circumstances. If cables or chains are used as a gating apparatus, said cables or chains shall be clearly marked with metal reflectors so they are visible at all times. Gates, cables, or chains may not be attached or affixed to trees on LESSOR's property; the use of metal or wooden posts is required.

Locks are permitted provided that LESSEE has secured written acknowledgment annually from all landowners with property for which access thereto would be affected by said gates. Said written acknowledgment(s) is (are) to be attached hereto and made a part hereof as "EXHIBIT A." In the event that a gate is locked by the authorization shown herein, every affected landowner shall be able to have its lock included as a part of the gating mechanism.

LESSEE is prohibited from using any other methods for limiting normal access to the premises, or limiting the traditional access to the lands of others, or engaging in acts of harassment to prevent access to lands of others. Other methods understood to be disallowed include intentionally felling trees, digging trenches or using destructive devices such as nail-boards, scattered roofing nails or broken bottles.

8. MEMBERSHIP LIST

LESSEE shall maintain, at all times during the life of this lease, a written list of all club members utilizing the leased premises for hunting purposes on any day. The list must set forth each member's name, address, vehicle license number, or other identification of any vehicle to be used by that member on the premises. Records shall also be kept by LESSEE of the names, addresses and vehicle identification of any guest or guests accompanying members. Upon request for inspection thereof by LESSOR, LESSEE shall provide LESSOR with such written list or a copy thereof and in any event LESSEE shall submit such lists to LESSOR no later than 48 hours after the expiration of legal shooting time of any given day.

9. SUSPENSION

Suspension by LESSOR of any and all hunting activities conducted by LESSEE on any part or all of the leased premises may occur at any time whenever, in the sole judgment of the LESSOR, LESSEE'S hunting activities may pose a hazard to LESSOR'S employees situated in or near the leased premises, or in the event LESSEE permits acts which hinder operations of LESSOR or its grantees, or permits activities which are objectionable, offensive or cause embarrassment to LESSOR or are detrimental to LESSOR'S interests.

Such suspension of hunting activities shall occur immediately upon the receipt of oral or written notice by LESSEE'S officers and/or members that such unacceptable conditions exist. Hunting activities by LESSEE on the premises there after will remain suspended until LESSEE'S officer and/or members are notified by LESSOR that a resumption of hunting will be permitted.

10. QDM PROGRAM PARTICIPATION

LESSEE shall practice Quality Deer Management (QDM) at all times.

Minimum deer management prescriptions shall be: the protection of ALL spikes coupled with an adequate antlerless deer harvest. LESSEES are encouraged to protect ALL yearling bucks, not just the spikes.

Failure to adhere to the QDM Program guidelines as established will result in the cancellation of the lease and/or reimbursement to LESSOR of the net difference between current rates and those of non-participating leases in comparable regions.

Beginning with the 2007-2008 hunting season, deer hunting with dogs will be strictly prohibited.

11. NOTICE

All notices herein required shall be in writing and shall be delivered in person, or by registered mail addressed as follows:

TO LESSOR:
P. O. BOX 1110
ALEXANDRIA, LA 71309-1110

TO LESSEE:
C/O

12. ADDITIONAL ASSISTANCE

Consultation with LESSOR'S personnel will be by appointment only. In an effort to serve you better we ask that you call ahead and make an appointment with personnel before coming into the office.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals in the presence of the undersigned authorities, Notaries Public, and attesting competent witnesses on the dates hereinafter shown, with the DATE FIRST BEING ABOVE WRITTEN being the DATE OF THIS INSTRUMENT.

DONE, READ, AND SIGNED at my office at Alexandria, Louisiana, in the presence of the undersigned competent witnesses on this _____ day of _____, 20____.

WITNESSES:

_____ By: _____

Notary Public

Printed Name of Notary
Notary No. _____

Parish of _____, State of _____
Commission expires: _____

DONE, READ, AND SIGNED at my office at _____, in the presence of the undersigned competent witnesses on this _____ day of _____, 20____.

WITNESSES:

By: _____

Home Phone: _____

Business Phone: _____

Notary Public

Printed Name of Notary

Notary No. _____

Parish of _____, State of _____

Commission expires: _____

HUNTING CLUB

LAND USE PERMIT

PARISH, LOUISIANA

ACRES

RENTAL PAYMENT SCHEDULE

GENERAL LEASE RATES:

YEAR	RATE
2011	\$
2012	\$
2013	\$