

**SOVEREIGN HILLTOP LLC
USER RULES & RENTAL LEASE AGREEMENT**

1. No dogs allowed.
2. No alcoholic beverages allowed
3. Limit 6 horses and 20 people maximum per event
4. No horses left unattended
5. No feeding or handling of horses residing at Sovereign Hilltop
6. No early arrivals or late departures
7. All compost and trash to be left in designated area
8. No person or horses allowed beyond the designated rental area of Sovereign Hilltop.
9. All owners must have proof of negative coggins for any horse arriving at Sovereign Hilltop Farm and signed release of liability upon arrival to Sovereign Hilltop Farm.

AGREEMENT made and dated this _____ day of _____, 20____ by and between Margaret Beeman and Sovereign Hilltop LLC of 41 Barney Drive Millerton, NY 12546 hereinafter referred to as "Landlord" and _____, of _____ hereinafter referred to as the "Tenant".

WITNESSETH: that the Landlord, for and in the consideration of the rents and covenants hereinafter mention to be paid, kept and performed by the Tenant, does hereby lease to the Tenant the premises located at 41 Barney Drive Millerton, NY described as follows, to-wit:

Circle all that apply:

Indoor Ring Outdoor Field Round pen Whole Facility
(the use of props are included in this lease term)

Indoor sound system (additional fee applies)

Outdoor Sound system (additional fee applies)

INITIALS: _____ **Landlord** _____ **Tenant**

Hereinafter referred to as "leased premises". TO HAVE AND TO HOLD said premises for the term and upon the conditions herein stated.

1.Term The term of this lease shall be for: *(Check one)*

- ___ Day ride ___ hours. ___ Horse/rider pairs
- ___ Evening ride ___ hours. ___ Horse/rider pairs
- ___ ½ day am (8am-11:30am)
- ___ 1/2 day pm (12:30pm-4:00pm),

___ evening 5:00pm-8:00pm

on this date: Day of week _____ Month _____ Day _____, 20 ____.

2. Rent and Security Deposit The tenant hereby agrees to pay as and for rent for the use and occupancy of said premises, the sum of \$ _____, payable in advance before the specified rental date.

Individuals or groups leasing facility leasing full facility with props must pay a \$100.00 security deposit, payable with rental fee. Deposit will be refunded at the termination of lease provided no damage charges were incurred by the tenant’s use of the premises and if security deposit is insufficient, the Tenant shall be liable for any deficiency.

3. Insurance: Any individual or group leasing facility for profit must provide a copy of certificate of liability insurance with Sovereign Hilltop. All individuals using the facilities at Sovereign Hilltop must also sign Sovereign Hilltop’s release of liability form.

4. Use of Premises: The premises hereby leased shall be used by the Tenant as the site of:

_____.

The Tenant will use said premises in a careful and lawful manner, and will not carry on any activities on said premises contrary to the law or to the ordinances of Dutchess County, New York.

5. Indemnity: The Tenant shall indemnify and hold harmless the Landlord from all liability by reason of any act of the Tenant, it’s agents, employees or guests, from any cause whatsoever, whether in equity or at law during the term of this lease.

6. Care of Premises: The Tenant shall take good care of the premises and props made available for their use and return props to their original location upon the termination of this lease. Usual wear and tear from use of premises and props excepted. Any damage to premises and/or props caused by tenants use of premises and/or props will be discussed and settled upon termination of lease. Any and all personal property belonging to Tenant will be removed upon the termination of this lease.

Signed this _____ day of _____, 20 _____

By: _____ . By: _____

Printed Name : _____ Printed Name: _____

LANDLORD

TENANT

