

HAY LEASE AGREEMENT

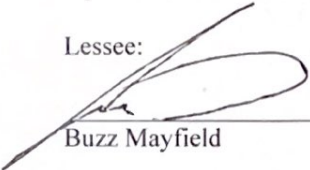
THIS AGREEMENT is effective as of April 29, 2022, between Classen Acquisitions LLC ("Lessor") and Buzz Mayfield ("Lessee").

Lessor hereby leases to Lessee a tract of land containing 12.209 acres, more or less, located in Hays County, Texas and being more fully described on Exhibit "A" attached hereto (the "Property") for a period commencing May 1, 2022, and ending on April 30, 2023, and continuing annually thereafter until terminated by either party upon 30 days prior notice.

In consideration of Lessor leasing the Property to Lessee, Lessee agrees to lease the Property under the following terms and conditions:

1. Lessee agrees to pay Lessor annual rental amount of \$100.00 payable on May 1, 2022 and each May 1st during the term of this lease. Failure to make said payment by the due date shall be an event of default.
2. Lessee agrees to cut, bail and remove all hay at least once during each year of this lease. Lessor reserves the right to issue a notice to Lessee to mow in the event Lessor determines the hay is ready to be harvested and Lessee shall act within 30 days from the date of the notice to begin mowing. All bales must be removed from the Property within 45 days of being mowed.
3. If Lessee chooses to apply fertilizer or make other improvements to the Property, all such applications or improvements shall be at Lessee's sole expense with no amount being reimbursed or owing by Lessor.
4. Lessee shall not assign this lease or sublet the Property.
5. Lessor shall have the right to enter and inspect the Property.
6. All changes to this lease shall be in writing and by mutual agreement between the parties.
7. Lessee agrees to have a liability insurance policy that insures against any personal and property damaged caused by Lessee. Lessee further agrees to indemnify and hold Lessor harmless from and claims, damages, costs, or losses arising from Lessee's or Lessee's representatives' actions on the Property.

Lessee:



Buzz Mayfield

Lessor:

Classen Acquisitions LLC

By: 

Name: Mitchell Classen

Title: Manager