

## Rainbow Rock Farms 2020 Spring Turkey Hunting Lease Agreement

State of TENNESSEE  
County of HAMILTON

Subject to the terms and conditions set forth in this document, Rainbow Rock Farms, (lessor) does hereby grant to \_\_\_\_\_ (lessee) the right to access and hunt only the following game species:

### Spring Turkey

Week	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
<b>Dates</b>	April 4 <sup>th</sup> – 10 <sup>th</sup>	April 11 <sup>th</sup> – 17 <sup>th</sup>	April 18 <sup>th</sup> – 24 <sup>th</sup>	April 25 <sup>th</sup> – May 1 <sup>st</sup>	May 2 <sup>nd</sup> – 8 <sup>th</sup>	May 9 <sup>th</sup> – 17 <sup>th</sup>
<b>Cost</b>	\$400.00	\$375.00	\$350.00	\$350.00	\$350.00	\$350.00
<b>Turkey in season as following with Tennessee Wildlife Resources regulations.</b>						

Found and harvested from the following property

265 acres, parcel 014 053

58 acre parcel

18 acre parcel

26 acre parcel

Treated as comprising a total of 367 acres, more or less.

1. The term of this lease shall run from:
  - a. April 4<sup>th</sup> to May 17<sup>th</sup>, 2020.

2. The address of the LESSEE:

Street:	City:
State:	Zip:

3. All hunters must sign-in to logbook and mark the location in which they are hunting each visit. They must also remove their location marker at the end of each hunt.
4. The LESSEE agrees to
  - a. Pay to the LESSOR the sum of the season on or before March 27<sup>th</sup>, 2020.

[www.rainbowrockfarm.com](http://www.rainbowrockfarm.com) – (925)-321-4770

- b. Abide by all state and federal hunting regulations.
  - c. Abide by hunting regulations prescribed by LESSOR.
  - d. Be personally responsible for the actions and activities of all persons hunting under this lease and to act as a representative in matters regarding all activities carried out under this lease.
  - e. Maintain safe gun practices, not shooting in the direction of people, livestock, or inhabited buildings.
  - f. Maintain proper vigilance aimed at preventing fires or damage by other means to leased area.
  - g. See that vehicles and/or ATV's are driven only on established roads and field edges and to see that all gates are left as originally found.
  - h. Maintain a "no hunting" or shooting zone within 200 yards of any occupied buildings.
  - i. Keep records of all game harvested and supply these records to the LESSOR. LESSEE agrees to allow photo's with hunter/harvest for website.
  - j. Remove all personal trash each weekend, as well as, the end of lease.
  - k. Abide by all written rules and regulations supplied at the onset of this agreement.
5. LESSEE will be not be permitted any guests.
  6. LESSEE is responsible for any damage to the property including any destruction of crops, death or injury of livestock, harms to fences, gates and buildings.
  7. Use of rustic hunter cabin will be provided to LESSEE and any overnight campers or tents will be permitted within 100 yard radius of the cabin.
  8. Field dressing or disposal of any game/wildlife killed on-site must be performed in one of two designated areas that will permitted. LEASOR must be notified at time of disposal/field dressing.
  9. LEASOR makes no warranty of success in killing any game/wildlife during the lease term.
  10. LEASOR and family maintain the right to hunt the property during the term of the lease.
  11. The LEASOR prefers no Jake's to be shot but if necessary a maximum of 1 is acceptable.
  12. LESSEE may have campfire in designated area only. Said fire started by the LESSEE must be extinguished prior to sleeping or leaving the property.
  13. No harvesting or cutting of any trees on property is permitted.
  14. All stands must be portable with no permanent stands allowed. No nails or spikes are permitted.
  15. Agricultural practices are necessary on the premises and take precedence over the rights given in this agreement. Hunting shall not interfere with any such practices.

16. It is mutually agreed that failure to abide by the terms and stipulations above by any person present on the leased area under this lease will constitute cause for the forfeiture of all hunting rights, deposits and fees.
17. LESSEE shall not assign or otherwise convey any rights granted by this agreement to other persons without the expressed written consent of the LESSOR.
18. In case any one or more of the provisions contained in this lease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, all other provisions and this agreement shall be constructed as if said provision were never contained herein.
19. LESSEE recognizes the inherent dangers associated with hunting, both natural and human-created. Lessee recognizes that accidents involving firearms, ammunition, falling trees, hidden ground openings, poisonous plants and animals and various other dangers may forcibly occur on the premises aforementioned. Lessee acknowledges his recognition of these dangers and the possible existence of dangerous physical conditions upon the premises such as, but not limited to, those described on the enclosed map. With the aforementioned recognitions in mind, lessee agrees to indemnify and hold harmless landowner and all of his family, and agents from all claims, suits, losses, personal injuries, deaths, property liability and all other liability resulting directly or indirectly from or on account of hunting activities engaged in by lessee or lessee's guests on the premises heretofore mentioned, said obligation to indemnify extending to the reimbursement of landowner for all expenses and suits including but not limited to, judgements, attorney's fees and court costs.
20. Previous LESSEE's will have first right option for renewal of next 2021 Spring Season.

Executed in duplicate on this 2<sup>nd</sup> day of February 2020.

Lessor:	Date:	Lessee:	Date:
Lessor:	Date:	Lessee:	Date:
		Lessee:	
		Lessee:	
		Lessee:	
		Lessee:	