

EUREKA COUNTY, NV
LAND-AMD
Rec:\$37.00
Total:\$37.00

2020-240118
03/09/2020 03:30 PM

Pgs=2

MALACHI D SMITH



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LISA HOEHNE, CLERK RECORDER

APN # _____

Recording Requested By:

Name Malachi D. Smith

Address Segura Ranch

City/State/Zip Eureka, NV 89316

Permit # 2703923

Cattle Grazing Lease Agreement
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

CATTLE GRAZING LEASE AGREEMENT

THIS CATTLE GRAZING LEASE AGREEMENT (the "Lease"), is made and entered into as of 06-18-19, 2019, between SEGURA RANCH LLC ("Lessor") and MALACHI SMITH ("Lessee").

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

- 1) The Lessee agrees to use BLM Permit 2703923 Seven Mile Allotment associated with Segura Ranch LLC from 6-1-19 to 3-31-20 (10 months).
- 2) The Lessee agrees to pay rent as follows: \$30,000.00 paid upon execution of this Lease prior to putting cattle on Segura BLM land.
- 3) The balance owed of \$30,000.00 for pasture rent for use of the BLM permit shall be paid upon weaning and shipping Lessee's calves or no later than 12-1-19.
- 4) The Lessee and Lessor agree that this pasture lease terminates on 4-1-20. Should the ranch not be sold by 4-1-20 then the Lessee shall have the first right of refusal to enter into a consecutive period of time to be agreed upon at that time to lease the Segura Ranch LLC BLM permit providing all parties are in agreement and all rents are paid.
- 5) The Lessee shall exercise good range management and animal husbandry practices at all times.
- 6) The Lessor shall be responsible for paying all costs associated with the BLM permit fees; maintaining fences; providing adequate stockwater facilities. Lessee agrees to communicate regularly with the Segura Ranch Manager throughout the term of this Lease.

NOTE: All other livestock maintenance costs shall be the responsibility of the Lessee.

- 7) At no cost to the Lessee, the Lessee shall be allowed to reside on Segura Ranch at the stone house ranch house during the term of this lease.

LESSOR:

LESSEE:

John C. Gretlein
SEGURA RANCH LLC
JOHN C. GRETLEIN

06-18-19
DATE

Malachi Smith
MALACHI SMITH
DATE 6/20/19