



HORSE LEASE AGREEMENT

Agreement Between:

_____ (Owner Name("You"))

For _____ (Horse Name)

- And -

Misty Meadows Farm, Inc. ("Misty Meadows") and Misty Meadows Mitey Riders, Inc., ("Mitey Riders) (collectively, "we"), 455 Providence Road South, Waxhaw, NC 28173

Mitey Riders will use your horse/pony " _____ " in our Mitey Riders program and will pay all boarding expenses (feed, hay, farrier, dentist, routine veterinarian expenses) for your horse during the term of this agreement.

Neither Misty Meadows Farm, Inc., Mitey Riders Inc, nor Misty Meadows, LLC will have any liability or responsibility in the event your horse suffers an accident or illness during the term of this agreement. In the event your horse requires other than routine medical care due to accident or illness, it will be your responsibility to approve the medical treatment and assume the medical expenses. If your horse will be laid up due to accident or illness for longer than FOUR weeks, you will be required to remove you horse from Misty Meadows Farm (the "Farm") if we ask you to do so.

Before arrival at Misty Meadows Farm " _____ " must have current preventive shots (e.g. Flu/Rhino, Potomic Fever, Strangles, Rabies, West Nile) and a current (within ninety days prior to arrival at the Farm) negative Coggins.

Your horse will be on trial for 90 days at Misty Meadows Farm to be certain your horse will be appropriate for use in our Mitey Riders program. During this 90 period, any supplements or medications required are at the owner's expense.

As a result of the specialized training that will be provided to your horse, this lease will remain in effect for a minimum of one year, unless we determine that your horse is no longer appropriate for our programs. In this event, we will contact you at your last known phone number and email address and also notify you by certified mail to your last known address, and you will be required to remove your horse from the Farm. You are required to keep your phone number, email address and mailing address updated during the term of this agreement. If your horse is not removed from the Farm within 30 days after the date of the certified mailing, we will use our discretion to relocate your horse from the Farm and you will be responsible for all costs and expenses relating to the relocation and the subsequent care and boarding of your horse.

Once the minimum of one year has been completed, you may terminate this agreement at any time by giving us 30 days' notice and removing your horse from the Farm. We may terminate the agreement at any time by giving you 30 days' notice asking you to remove your horse from the Farm. You will be responsible for all costs and expenses relating to your horse once this agreement is terminated.



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In the event that the main facility location of Mitey Riders changes, horses under this agreement between parties will move to the new facility under the same agreement, with the permission of the horse owner.

Insurance coverage is not required under this agreement, however, the horse owner agrees to assume responsibility for all non-routine veterinarian care, including euthanasia in the event of a fatal injury or illness.

Please initial next to each of the following statements:

By leasing my horse to Mitey Riders I understand and agree that:

_____ I must contact the Misty Meadows or Mitey Riders to ride/groom my horse/pony during the term of this agreement

_____ My horse/pony may receive specific training for the Mitey Riders program

_____ Helmets are required when riding at the Farm

_____ I cannot handle my horse/pony during lesson times

_____ I may observe any lessons that my horse participates in

_____ Lesson and rider schedules may change at any time

_____ My horse/pony will be leased for the duration of at least one full riding season (September - May)

_____ My horse may be trailered off the Farm as directed by Misty Meadows/Mitey Riders staff for any demonstration and/or enrichment session for our rider and/or equine.

_____ My horse/pony will be trimmed/shod by a farrier selected by Misty Meadows/Mitey Riders staff

_____ My horse/pony cannot retire at the Farm

_____ Misty Meadows/Mitey Riders will not euthanize or bury my horse on my behalf as an alternative to retirement; it is my responsibility to plan, manage and cover the costs and expenses of my horse's retirement

_____ I may be asked to sign a new lease at any time



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____ My horse/pony may be used for lessons by Misty Meadows under the guidance of Mitey Rider's instructors to aide in their training and fitness for the Mitey Riders program

If the above named horse/pony passes the 90-day trial period and remains at the Farm, the earliest this horse can be returned to the owner is _____ (Date).

Signatures:

_____ Date: _____
Horse Owner Signature

Horse Owner Name (Please Print)

Misty Meadows Mitey Riders, Inc.

By: _____ Date: _____
Joy B. Simon, Program Director

Misty Meadows Farm, Inc.

By: _____ Date: _____
Harry S. Swimmer