

PINE RIDGE STABLES, LLC.
BARN LEASE AGREEMENT
Revised 5/4/18

BY THIS AGREEMENT made and entered into on _____ between Pine Ridge Stables, LLC. herein referred to as Lessor, and _____ herein referred to as Lessee. Lessor leases to Lessee the premises situated at 2157 Forest View Road, Aiken, South Carolina together with all appurtenances, for a term of _____ years/months, to commence on _____, _____ and end on _____, _____. (Lease will automatically renew if tenant stays beyond term of original lease. (New lease may be subject to pricing changes.) (Sixty days written notice stating departure date is required if lease is extended beyond original contract. If written notice is not given, Lessor has the right to all deposit monies held.)

1. **RENT.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of: (Please initial next to barn of choice.)

_____ 10 Stall Barn aka Pine Ridge IV (\$3,000 per month)

_____ 13 Stall Barn aka Main Barn (\$3,900 per month)

_____ 8 Stall Barn aka Pine Ridge Extension (\$2,400 per month)

per month in advance on the 1st day of each calendar month beginning _____, _____
Checks should be made payable to: Pine Ridge Stables, LLC. and mailed or delivered to : 2167 Forest View Road, Aiken, South Carolina 29803 or at such other place as Lessor may designate.

2. **SECURITY DEPOSIT.** On execution of this lease, Lessee deposits with Lessor a one Month Security Deposit receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by Lessee of the provisions hereof. (Deposit monies shall be mailed to Lessee within 30 days after a final inspection of facility has been made.)

3. **QUIET ENJOYMENT.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

4. **USE OF PREMISES.** This rent agreement allows the use of the following property amenities:

- Barn known as: (circle one) Pine Ridge IV, The Stables at Pine Ridge or Pine Ridge Extension. Each includes the use of all stalls, tack room, wash stall, feed/hay storage area, bath room and washer and dryer.
- Manure dump (either pit or spreader)
- Designated turnout pastures
- All riding rings and use of all trails and training track.

5. **NUMBER OF HORSES PERMITTED.** The number of horses permitted will be determined by the number of stalls. Written permission to exceed this number must be given. Additional fees will be charged (\$100.00 per horse) for an increased number of horses. Horses must be removed from pastures for at least 10 hours per day or night. This simply means that horses cannot be pasture boarded for the sake of preserving grass in pastures.

6. **CONDITION OF PREMISES.** Lessee stipulates that they have examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable condition.

Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, to the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

7. ASSIGNMENT AND SUBLETTING. Without prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof.

8. DANGEROUS MATERIALS. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

9. RIGHT OF INSPECTION. Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all buildings and improvements thereon.

10. MAINTENANCE AND REPAIR. Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the barn and on or about the leased premises in good order and repair. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of our employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns.

11. ANIMALS. Lessee shall keep no dogs or other animals, other than horses, on or about the leased premises without the written consent of Lessor.

12. DISPLAY OF SIGNS. During the last 30 days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" signs on the demised premises and of showing the property to prospective purchasers or tenants.

13. DEFAULT. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within 10 days of receipt of such

notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

14. **ABANDONMENT.** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at this option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatsoever, and may, at his discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

15. **BINDING EFFECT.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

16. **OTHER TERMS:**

- It is the lessee's responsibility to carry liability insurance of at least one million dollars and Pine Ridge Stables, LLC. is to be named additional insured. (Applies to customers offering training, etc.) (Lessor will require a certificate of insurance noting required coverage.)
- No cars or trucks are to be driven around the farms isle ways except to enter and exit designated barn area. (golf carts are permitted)
- A \$5.00 late charge will be added for each day rent is late.
- Any repairs and damages other than lighting, heating, water, or major equipment malfunctions, will be responsibility of the lessee. (supplies must also be of equal or greater value as those damaged.)
- Electric is to be paid by Lessee. Lessee must contact Aiken Electric Cooperative and supply them with a credit card number to guarantee monthly payments. Each barn has its own designated meter and the account numbers are posted in the barn. (or if not transferred, a bill will be given to tenant for reimbursement to Pine Ridge Stables, LLC.
- Manure is to be placed in designated location and Lessor will remove as needed. Please do not put twine in manure pit.
- Pine Ridge Stables is not responsible for personal property damages or loss. It is the lessee's responsibility to insure their personal property.
- Lessor may at any time terminate this contract with 30 days written notice prior to the renewal of lease agreement.
- Lessor reserves the right to ask Lessee to remove any horses seemed dangerous or to be a threat to other customers or their horses.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first written.

Lessor

Lessee

Witness

Date

Address: _____

Phone No. _____

A copy of a valid driver's license is required.

***PLEASE RETURN SIGNED DOCUMENT AND DEPOSIT CHECK (Made payable to Pine Ridge Stables, LLC.) IMMEDIATELY TO :**

Pine Ridge Stables, LLC.
C/O LORETTA GIANCROCE
2167 FOREST VIEW ROAD
AIKEN, SC 29803

****Please contact me via email for any change requests to this contract: lcg@pineridgestables.com**

***NO RENTALS ARE GUARENTEED UNTIL A SIGNED CONTRACT IS RECEIVED.**

***IF HOUSING IS REQUIRED, A SEPARATE CONTRACT WILL BE SENT.**

- THREE BEDROOM HOUSE \$625.00 PER MONTH (plus electric)
- FOUR BEDROOM HOUSE \$675.00 PER MONTH (plus electric)
- 2 BEDROOM APT \$750.00 PER MONTH (wkly rental avail.)
- 1 BEDROOM APT \$600.00 PER MONTH (wkly rental avail.)
- HOTEL ROOM \$405.00 PER MONTH (wkly/daily rental avail.)
- 8 Stall Barn Apt. \$650.00 PER MONTH (monthly only-elec included)

PLEASE INQUIRE REGARDING PRICING DETAILS

HOUSING RENT IS PAYABLE TO: Pine Ridge Stables, LLC.