

HIGH MOUNTAIN OUTFITTERS

Hunting Lease Agreement

Lessor Name _____

High Mountain Outfitters

Lessor Address

Company Address

Name of business Owner

1. This lease made _____ of 2016 between _____, Lessor, and High Mountain Outfitters, Lessees. Lessor has leased to Lessees hunting rights contained in the Hunting Lease Agreement with _____ of the _____ Ranch. Rent for this lease will be _____ for the 2016 year. The first payment will be in the amount of _____ around _____ of year 2016. The remaining payment of _____ will be paid immediately following the season 2016.
2. The term of this lease shall be for **2016 season** starting _____ to _____. If the Lessor and Lessees are satisfied with how the 2016 season goes, High Mountain Outfitters would like to lease the ranch for the future 2017 season. At that point of scheduling for the **2017** season, the Lessor and Lessee may agree on a longer contract for future seasons and a down payment will be given by the Lessee to the Lessor to ensure the contract stays current and active.
3. The Lessor and Lessees agree to lease the 2016 rights of hunting for the following animals, _____. Some scouting may be conducted by the Lessee ahead of the 2016 Season.
4. The lessee will stay on the existing roads except to pick up downed game. Gates will be left as found. No litter will be allowed or left on the ranch by Lessees or anyone under their control, direction, invitation or responsibility. The Lessees will inform the Lessor of any downed fences or concerns the Lessor may desire to know. The Lessees understand the danger of wildfires and will not allow any smoking in areas that are risky on the property. The Lessees also understand this is a working ranch and will have to conduct everyday chores on the ranch.
5. If unforeseen circumstances, ex: a fire, hunting season cancelled, etc., and the Lessee is unable to conduct hunting on the Lessors property, the payments they had previously installed for that future season will be rolled over to the upcoming season, if the Lessor and Lessee agree to continue their lease contract. If the Lessee does not decide to continue leasing the Lessors property, **One Half** of what the Lessee had paid for that season lost, will be reimbursed by the Lessor.

6. High Mountain Outfitters will acquire the right to pay the State of Montana for the use of any and all State or Federal lands included on the ranch or within boundaries. High Mountain Outfitters will acquire all necessary Federal, State and Local Licenses, hunting or otherwise, necessary to take Big Game from the state of Montana.

_____ Ranch, will not give any other outfitter permission to hunt permitted game, as set forth under this lease, on the _____ Ranch, as long as their Hunting Lease with High Mountain Outfitters is in effect.

7. High Mountain Outfitters will furnish _____ of the _____ Ranch with an up to date copy of their Certificate of Liability Insurance.

8. If any verbal changes happen to be discussed and agreed upon throughout the lease, a note can be written and signed by both the Lessor and Lessee for conformation of agreement. The note will then be stapled to the Lease for documented proof.

By signing this agreement, Lessee agrees to abide by all terms of this Lease. **This Hunting Lease is a Legal and Binding Contract on Both Parties.**

Lessee

Date

Owner Name

Lessor

Date