



Bryan College Station Retriever Club

Training Grounds Lease Agreement

Lessee:

Ridgewood Kennels
5572 CR 359 Navasota Texas
Owner: Michelle McHale 936-419-1003

Lessor:

Bryan-College Station Retriever Club
PO Box 6683
Bryan, TX
Contact: Beverly Farris, Pres. 936-522-7321
Dale Tolmsoff 979-492-3058

Property Description: Ridgewood Kennels Training Grounds located at 5572 CR 359 Navasota, Texas, off State Hwy 105 inside the community of Stoneham, TX. The grounds host EXCELLENT technical ponds for water and land/water combo training. Land training is limited.

Lease Terms: One year lease beginning May 1, 2019 and ending April 30, 2020. Access to the grounds from Jan 1, 2020 until April 15, 2020 are restricted by appointment only with the landowner. Any Club member violating this restriction will be prohibited from any further use.

Cost: BCSRC will pay \$1000 for the one year term payable by May 15th, 2019.

Authorized Dates: Any day May 1, 2019 through Dec 31, 2019. Access is limited by appointment only with the land owner Jan 1, 2020 through April 15, 2020. Full access resumes April 16, 2020 through April 30, 2020, or until dates on this agreement are renewed.

Terms of Access:

- 1) BCSRC members (or potential members) and their family members only. Any exceptions must be approved by the BCSRC contact person(s).
- 2) BCSRC members will be given a mirror hang tag which must be used to enter the grounds. Tags must be displayed, will be color coded each year, and updated yearly. Guests and/or family members in separate vehicles must be accompanied with a member(s) with a tag.
- 3) From CR 359 enter the grounds at the gate leading to the kennels (not the house). The house entrance is first on the left and the kennel entrance is about 75 yards past on the left.
- 4) Excess parking area is at the kennel on the hill. Parking is allowed on the grounds but use your best judgement on driving onto the grounds in wet conditions. Don't be stupid on Ridgewood Kennels grounds. Gates leading to the training grounds from the kennel area must remain closed.
- 5) Absolutely no littering. Pick up all marking tape, primers, poppers, trash, and any evidence you were there. Leave the grounds cleaner than when you arrived.

Termination: If Lessee determines to terminate said lease prior to the end of the term, Lessee will reimburse Lessor on a pro-rated basis for remaining months.

Landowner

BCSRC President