

Exposed

LEASE AGREEMENT

It is agreed and understood that, on the 1st day of September, 1983, Layne E. Preslar and Sue Fuller Preslar, his wife, owners of the following described property located in Otero County, N. M.:

W 1/2 E 1/2 of Section 2; W 1/2 of Section 2; all of Section 3; and all of Section 10; W 1/2 E 1/2 Section 11; W 1/2 Section 11; NW 1/4 of Section 14; NW 1/4 NE 1/4 of Section 14; W 1/2 SW 1/4 NE 1/4 of Section 14; W 1/2 NW 1/4 SE 1/4 of Section 14, all in T.19S., R.11E., N.M.P.M., Otero County, New Mexico, containing 2499.30 acres, more or less. Being the same property conveyed to Grantors in Book 386, Page 434 and Book 405, Page 203 of the records of Otero County, N. M.

Said owners have granted a lease to Bug Scuffle Sportsman's Ranch on the following described property located on above-described real estate:

All of the property described above with the exception of the Bug Scuffle Sportsman's Ranch subdivision and within a 100-yard boundary of the existing main ranch headquarters and barns and corrals.

Purpose of the Lease-to give members of the Bug Scuffle Sportsman's Ranch Property Owners Association exclusive hunting rights to the ranch. This shall not be interpreted as exclusive use of the ranch; normal ranching activities will continue by the owners.

Term of the Lease-This lease shall remain in effect for a period of ten (10) years beginning September 1, 1983 and ending August 31, 1993.

Right to Renew Lease- Owners of the above-described real estate shall grant the right to renew the lease for perpetuity and in increments of ten (10) years for an amount not to exceed 10% of total dues assessed to members by the Association.

a. Conditions of lease renewal: an agreement shall be entered into prior to the expiration of this lease and recorded at Otero County Clerk's office, Otero County, N. M.

b. In the event that this lease is allowed to lapse, all rights of the lease shall be terminated.

Lease conditions-It is agreed and understood that there shall be no camping on the ranch, except on property owner's property. Picknicking is allowed, but all trash shall be carried out. Owners stress that the Lessees are receiving the property in clean condition and it is required that all refuse found on the ranch is to be removed. It is agreed that no motorcycle or all-terrain vehicles shall be allowed. Any vehicular travel is to be limited to existing ranch roads.

WITNESS our Hands and seals this the 1st day of September, 1983:

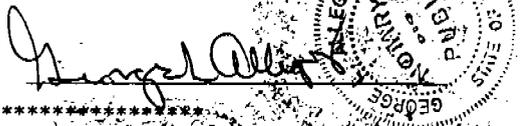
Layne E. Preslar (signature) Sue Fuller Preslar (signature)

STATE OF NEW MEXICO
County of Otero

The foregoing instrument was acknowledged before me this the 1st day of September, 1983 by Layne and Sue Preslar.

My commission expires:

11/7/84



STATE OF NEW MEXICO, County of Otero, ss. I hereby certify that this instrument was filed for record on the 1st day of June, 1984 at 2:55 o'clock P. m., and duly recorded in BOOK 553 PAGE 359 of the Records of the said county.

By Vacasa Sotelo (Deputy) for George A. Kelly County Clerk

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