

SHORT TERM LEASE AGREEMENT

LANDLORD: Samuel Logan Woody, Trustee of The Rena Mae
Woody Living Trust, U/A dated March 26, 2024

TENANT: Lynn Burkhalter

WHEREAS, Tenant desires to remain on the premises located at 2451 Sarra Lane, Poolville, Parker County, Texas, being (i) 160.000 acres. Tract 1, Abstract 79, Survey: Brown Hugh, being more particularly described in that certain Deed filed at Document No. 202013662, Deed Records, Parker County, Texas. Tax Parcel No. R000035726, (ii) 48.40 acres. Tract 3, Abstract 1394, Survey: T & P RR CO Survey 121, being more particularly described in that certain Deed filed at Document No. 202013662, Deed Records, Parker County, Texas. Tax Parcel No. R000054498, (iii) 11.50 acres. Tract 2, Abstract 1270, Survey: Sullivan L C, being more particularly described in that certain Deed filed at Document No. 202013662, Deed Records, Parker County, Texas. Tax Parcel No. R000052235, and (iv) 1.000 acres. Tract PT 3, Abstract 1394, Survey: T & P RR CO Survey 121, Red Brick House, being more particularly described in that certain Deed filed at Document No. 202013662, Deed Records, Parker County, Texas, and more commonly known as 2451 Sarra Lane, Poolville, Parker County, Texas 76487. Tax Parcel No. R000054501 (the "Premises");

WHEREAS, this Agreement shall be for a month-to-month occupancy, subject to earlier termination as provided for herein;

WHEREAS, During the term of this Agreement, Tenant may continue to conduct business on the Premises while it winds down its operations and may remove such items of personal property from the Premises as it deems advisable, provided no such removal damages the Premises;

NOW THEREFOR, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain Premises and all improvements thereon. Landlord and Tenant hereby agree as follows:

1. For and during the term of this Lease, Tenant shall pay Landlord rent for the Premises on a monthly basis in advance in the amount of \$416.67 per month, payable at Landlord's address provided below, with the first annual payment of rent due and payable upon the Commencement Date and each payment of rent thereafter shall be due and payable upon each anniversary of the Commencement Date during the term of this Lease.
2. Tenant shall keep the fences in good condition and exercise good grazing practices. Tenant shall provide for removal of Tenant's waste and trash in a commercially reasonable manner and shall provide all trash receptacles and dumpsters in sufficient amount and capacity to handle Tenant's waste, trash and disposals.
3. Tenant covenants not to introduce any hazardous or toxic materials onto the Premises without complying with all applicable federal, state and local laws or ordinances pertaining to the transportation, storage, use or disposal of such materials. tenant agrees (i) to notify Landlord immediately of any contamination, claim of contamination, loss or damage, (ii) after consultation and approval by Landlord, to clean up the contamination in full compliance with all applicable statutes, regulations and standards, and (iii) to indemnify, defend and Landlord harmless from and against any claims, suits, causes of action, costs and fees, including attorney's fees, arising from or connected with any such contamination, claim of contamination, loss or damage. This provision shall survive the termination of this Agreement.
4. As additional consideration for Landlord entering into this Agreement, Tenant does hereby for itself and its heirs, legal representatives, successors and assigns, agree to and hereby does expressly indemnify, defend and hold harmless Landlord, and Landlord's agents, principals, employees, legal representatives, successors, assigns, affiliates, officers, directors, shareholders,

partners, trustees and representatives (collectively, "Landlord's Related Parties"), against and from any and all claims, actions, causes of action, demands, losses, assessment suits, damages, liability, costs and expenses of whatever kind (including and without limitation attorneys' fees), that Landlord or any of Landlord's Related Parties may, at any time, sustain or incur by reason of any and all claims asserted against any of them related to the Premises, but not including occurrences caused solely by reason of the gross negligence or willful misconduct of Landlord or of Landlord's employees or agents acting within the scope of their employment or authority. The provisions of this Paragraph shall survive the termination or expiration of this Agreement.

5. Default of Tenant.

The following events shall be an event of default under this Agreement:

a. Failure of Tenant to comply with any term, condition or covenant of this Agreement, and such failure shall not be cured within seventy-two (72) hours after notice thereof to Tenant;

b. Abandonment or vacancy by Tenant of any substantial portion of the Premises or cessation of the use of the Premises for the purpose leased for a period of seventy two (72) consecutive hours.

6. Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the rent directly by reason of the reletting, (b) enter the Leased Premises and perform Tenant's obligations, and/or (c) terminate this Lease by written notice and sue for damages. Upon termination other than by expiration of this Lease, Tenant shall vacate the Leased Premises within thirty (30) days after notice or possession.

7. Tenant accepts Premises in "AS IS" condition and agrees to maintain the Premises during the term of this Agreement. At termination, the Premises shall be returned to Landlord in same condition as on the Lease Commencement.

8. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE TERM OF THIS LEASE SHALL END ON THE DATE THAT LANDLORD CLOSES ON THE SALE OF THE PREMISES TO ANOTHER PARTY. TENANT SHALL VACATE THE PROPERTY NO LATER THAN TEN (10) DAYS PRIOR TO SUCH DATE.

9. Subject to the provisions of this Lease pertaining to the assignment of the Tenant's interest, all provisions of this Lease shall extend to and bind, or inure to the benefit of, not only the parties to this Lease but to each and every one of the heirs, executors, representatives, successors, and assigns of Landlord or Tenant.

10. This Lease and its exhibits constitute the entire agreement of the parties concerning the lease of the Leased Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the Lease or the Leased Premises by Landlord to Tenant that are not in this Lease and any exhibits.

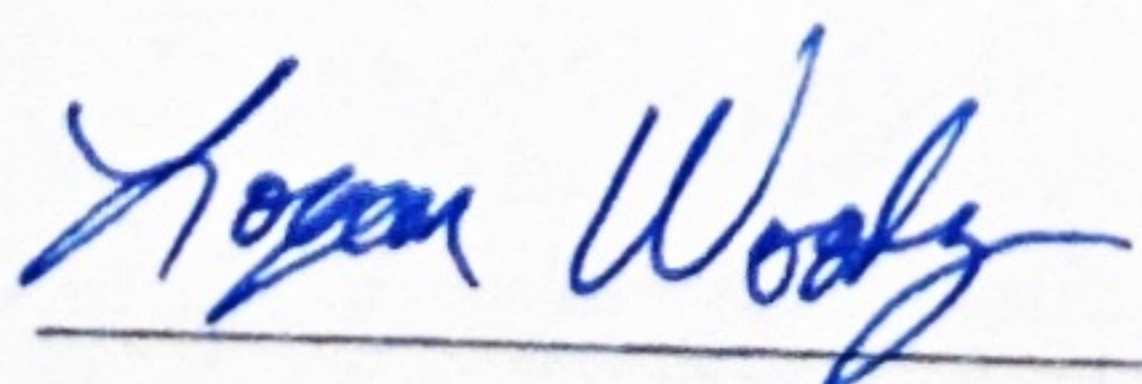
EXECUTED this 25th day of November, 2024.

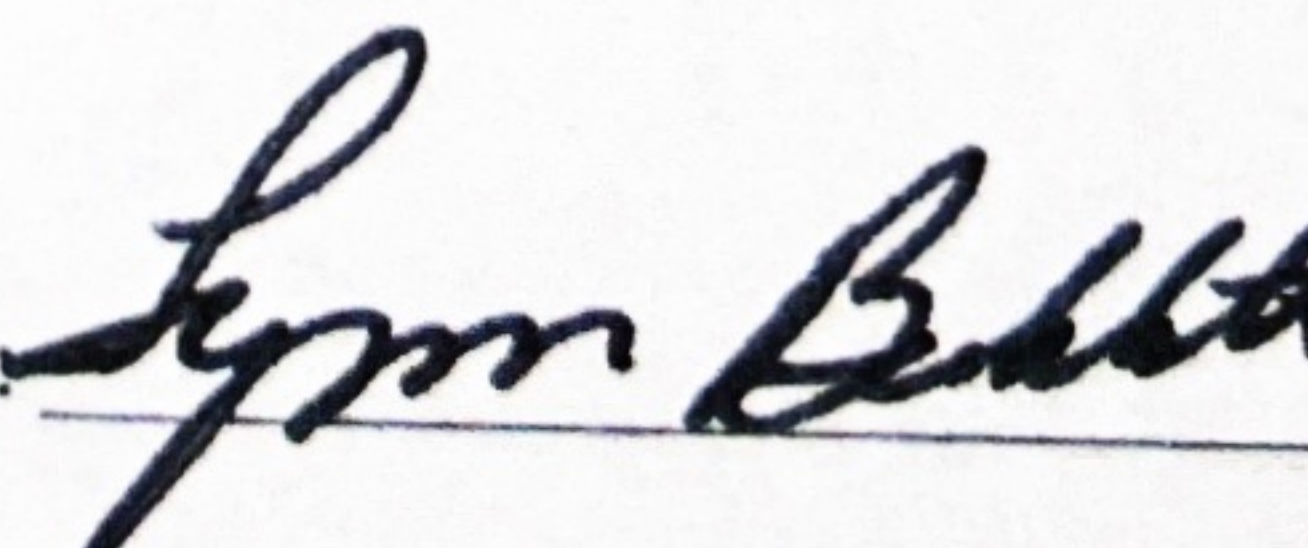
LANDLORD:

TENANT:

Samuel Logan Woody, Trustee of
The Rena Mae Woody Living
Trust, U/A dated March 26, 2024

Lynn Burkhalter

By: 

By: 

Address: 1017 N Rhea Dr., Fort Worth, TX 76108