

# 2006 Lease Renewal / Sportsmen Agreement

Subject to the terms and conditions set forth in this document, \_\_\_\_\_ (Sportsman / Hunt Group) does hereby grant to **RAM Adventures, Inc.** (Leasing Agent) permission to find or locate a parcel of land for the sportsman to lease per his/her verbal or written description of such a lease. The Lease Agent and/or an agent of RAM also have the right to enter the described parcel of land for the purpose of the described lease activities. The term of this agreement shall run from 12-01-06 to 01-01-07 and renews annually unless otherwise agreed upon by either party by written termination.

1. The Leasing Agent agrees to:
  - A. Provide the Sportsman with a copy of available maps or air photo's if requested.
  - B. Provide the Sportsman with a current certificate of insurance liability if requested.
2. The Sportsman and associated group you represent hereby agree:  
Not to enter into a lease agreement with any landowner, lessor or associate of therein that has in the past been or is currently a RAM client (landowner) or any potential client (landowner or lessor) that RAM puts in contact with sportsmen for a period of 18 months after written termination of this agreement. If the group violates this condition they agree to pay RAM 20% of the rental rate and a \$2000 penalty.
3. The Sportsman & associated group you represent hereby assumes all risk and liabilities associated with any and all actions as the result of any agreements entered into with RAM adventures, Inc.
4. Payment:
  - A. Payment for lease shall be made to RAM Adventures from Lessee / Sportsman.
  - B. A 20% non-refundable deposit of the lease cost is required before contracts will be sent.
  - C. Lease payment terms: Lease shall be paid in full to RAM Adventures at signing of lease by lessee.
  - D. Commission: Shall be paid in full to Agent at time of signing of lease.
  - E. Commission and or deposits are non refundable.
5. Commission:
  - A. Agents compensation under terms of this agreement shall be a commission computed as follows: minimum \$75 or 10% of all lease agreements. Whichever sum total is greater shall be computed as commission to be paid.
  - B. Basis of Commission: The commission shall apply to all leases solicited by Agent for Lessee / Sportsman and accepted by Lessor in which payment is received.
  - C. Additional Fees
    - a. All additional fees shall be paid in full before lease is active.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Work # \_\_\_\_\_

All Renewals are subject to approval by the landowner. To reserve your lease for renewal you must pay a \$250 deposit. **The deposit must be received by 1/16/06.** This deposit is non-refundable, but may be applied toward another lease should you not re-lease your same lease **because the landowner changed the terms of the lease.** The balance cost of the lease shall be paid in full no later than March 1, 2006 (or within 14 days of receiving your contract.). Should the lease not be paid in full by 3/1/06 or within 14 days of receiving contract RAM shall terminate the agreement. **(Should the terms of the lease change from the previous year your deposit shall be refunded.)**

- Yes, I would like to renew Lease #: \_\_\_\_\_, \_\_\_\_\_ for the 2006 season. Enclosed is my \$250.00 Deposit. (\$215 shall apply towards 2006 lease; \$35 is 2006 registration fee.)
- I will not be renewing my 2005 lease. *Please accept my Annual Registration.*

I would like to use RAM services. Please accept my 2006 Registration.

- Yes, my \$35 Annual Registration is enclosed
- Yes, my \$100 Trophy Hunter Registration is enclosed
- Bill our credit card: MasterCard / Visa Card # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_, Exper. \_\_\_\_ / \_\_\_\_

Special Notes:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Please Sign and Return)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: RAM Patrick D. Gaffney Date: 12-26-05