

THE STATE OF TEXAS

KNOW ALL MEN AND WOMEN BY THESE PRESENTS:

COUNTY OF KARNES

LEASE AGREEMENT

This Lease Agreement made this the ___ day of _____, 20___, by and between the PANNA MARIA HALL, an organization having its principal office at 13912 N. FM 81 in Panna Maria, Texas, acting herein by the undersigned, its duly authorized agent, as LESSOR, and the undersigned LESSEE, acting herein individually, or in the capacity indicated, agree as follows:

LESSOR does by these presents, lease and demise unto the LESSEE the following described property located in Panna Maria, Texas:

- ___ Hall
 - ___ Diner
 - ___ Barbeque Pit Building
- (Check the items wanted)

For the term beginning the ___ day of _____, 20___, at ___ o'clock _M and ending on the ___ day of _____, 20___, at ___ o'clock _M, upon the following terms and conditions:

a: LESSEE agrees to pay to LESSOR the amount of \$_____ as consideration for this lease.

b: LESSEE agrees to hold harmless and indemnify the LESSOR of any and all liabilities occurring as a result of the LESSEE'S occupancy of the premises hereunder.

c: LESSEE may dispense alcoholic beverages during the term hereof at its own cost and expenses and accepting all liability therefore and shall terminate the dispensing of such alcoholic beverages at ___ o'clock _M on the ___ day of _____, 20___.

d: LESSEE, at LESSEE's expense, must clean up the leased premises prior to and after the termination of this lease and shall leave the premises in a clean condition, and dispose of all refuse properly.

e: LESSOR assumes no responsibility for the loss of any of the property belonging to the LESSEE or LESSEE'S invitees, licensees, or guests.

f: LESSEE agrees to assume all liability and to indemnify and hold harmless the LESSOR for any liability resulting from the dispensing of alcoholic beverages by the LESSEE.

g: LESSEE and LESSEE'S invitees, licensees, and guests are permitted to bring liquor unto the leased premises at their own expense and solely at their own risk.

h: LESSOR reserves the right to inspect the premises at any reasonable time during the term of this agreement.

i: LESSEE agrees, the LESSEE at its sole expense and cost shall repair any and all damage resulting from the occupancy of the premises by the LESSEE.

j: LESSEE acknowledges they have received and read, and will abide by the supplement rules pertaining to the building(s) they are leasing.

k: In the event the LESSOR is forced to retain the services of an attorney to enforce any of the terms of this lease, or should the LESSOR be forced to resort to Court action to enforce any of the terms of this lease, then and in that event, LESSEE shall be held liable for any and all amounts so expended.

EXECUTED in duplicate originals, this the ___ day of _____, 20__, to be effective as of the date first above written.

PANNA MARIA HALL

LESSEE

BY: _____
LESSOR

BY: _____

Title