

Option to Purchase Agreement

This **Option to Purchase Agreement (the "Agreement")** is made and executed on this "Effective Date" (see below) by and between **Reno Kid Ranch, LLC (RKR)** 5550 Finley Dr., Reno, Nevada 89510 and the "**Buyer**" (see below).

The **Buyer** wishes an Option to Purchase from RKR **Ten-Percent (10%)** of the following Bull Calf (the "**Bull**", see below), and agrees to the **Terms and Conditions**:

1. Payment Terms: 1) **Twenty-seven dollars and ninety-five cents (\$27.95) per month for fourteen (14) months** to be paid to the RKR, monthly in advance, and charged to the Buyer's Pay Pal Account, and authorization by the Buyer for RKR to bill the Buyer's Pay Pal Account monthly is designated by the acceptance of this Agreement. 2) **Two Hundred and Ninety-Nine Dollars (\$299.00) is due fourteen (14) months after the Effective Date**, if the Buyer wishes to complete the purchase of ten-percent (10%) of the Bull.

2. Ongoing Maintenance Fees and other expenses: 1) **If the Bull is purchased, starting in month fifteen (15), Twenty Dollars and no cents (\$20.00)** will be charged to the Buyer's Pay Pal Account **monthly** by RKR, for maintaining the Bull. 2) **Buyer is also responsible for 10% of any Additional Expenses** including, event entry fees, travel expenses for rodeo or breeding, and veterinary fees. RKR will notify, when possible, prior to any **Additional Expenses**, but the RKR is not required to invoice the Buyer for the above payments.

3. Forfeit Provision: If the Buyer does not make the payments itemized in Sections 1 above when due, all rights of ownership or future ownership in the Bull are forfeited and RKR has no further obligation to the Buyer under this Agreement. If the Buyer does not make the payments itemized in Section 2 above when due, RKR has the right and shall auction the Buyer's percentage of the Bull, proceeds going to Buyer less sales commission of twenty percent (20%) to RKR.

4. Earnings: If all above payments are made when due, the Buyer will receive ten percent (10%) of any future sale of the Bull and ten percent (10%) of any and all future earnings of the Bull which includes, but is not limited to, event revenue, prizes, breeding fees and semen sales derived from the Bull, during the time the Buyer is a partial owner. All revenue from the Bull will first be applied toward any expenses due under Section 2 above.

5. Business Decisions: RKR will make all business decisions concerning the bull, in RKR's sole discretion.

6. Warranty: No warranty or guarantee has been given or implied by the RKR to the Buyer. Buyer warrants that he/she is eighteen (18) years old, or older, and has no impediments from legally entering into this Agreement.

7. Limitation of Liability and Risk of Loss: Buyer shall bear the risk from loss of its property due to natural causes, or any other cause, and from the death of the subject Bull unless such death is caused by the gross negligence of the RKR.

8. Notices: Any official notices shall be sent by First Class U.S. Mail to the address of the RKR and the Buyer as shown at the end of this Agreement.

9. Assignment: Should the Buyer wish to sell the Buyer's share of the Bull, New Owner must agree to above Terms and Conditions.

10. Applicable Law: The parties agree that this Agreement shall be constructed in accordance with the laws of the State of Nevada. Any legal action must be brought in Washoe County, Nevada. The provisions of this Agreement shall be binding on the heirs, executors, administrators of Buyer and RKR in a like manner as on the original parties.

This constitutes the entire agreement of the parties. Any modification or additions to this Agreement must be in writing and signed by both parties.

I AM EIGHTEEN YEARS OR OLDER and have READ, UNDERSTAND and AGREE to the above Option to Purchase Agreement as designated by filling out and sending my information below:

NAME OF BUYER: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

FAX NUMBER: _____

PAY PAL: _____

BULL I WISH TO OPTION TO PURCHASE:

PIEGOW []

SPITZ []

YETAHAY []

DATE AGREEMENT SUBMITTED: _____ [SEND]

(the "Effective Date" if accepted by RKR)