

Hammonds Land & Cattle

2917 Piney Grove Wilbon Road
Holly Springs, NC 27540
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www.HammondsLandCattle.com
Operated by Colby "Bear" Hammonds



Bull Lease Agreement

This agreement entered into on _____, is between **Colby "Bear" Hammonds (lessor)** of **Hammonds Land & Cattle of Holly Springs, NC** and _____ **(lessee)** of _____.

The purpose of this lease is for the lessee to have a short-term rental of a bull(s) owned by the lessor for natural breeding purposes only. This contract is meant to define expectations and requirements for maintaining a safe and healthy animal throughout the term of this agreement. The contract is subject to the following stipulations, terms, and conditions:

1. Description & Value of Bull(s): Additional bulls may be listed on an addendum to this agreement. This lease is for one bull.

Value: \$ _____

2. Lease Commencement Date: _____. **If it is determined that there are still some cow's open (not bred), extending the lease period is possible.**

3. Term of Lease: 3 months

4. Price: **\$ 750.00** for the first 3 months. **\$ 100** per month for any additional month. One bull(s) should be able to successfully cover (breed) ten cows/heifers over a 3-month period. However, there may be situations where the lessee would like to extend the lease; this can be addressed as needed when needed. **Extension Dates:** _____

5. Delivery Options: The Lessor will deliver the bull(s) to the physical address of

Street Address: _____

City: _____ State: _____

where the bull will remain until the termination of the lease agreement, the lessee may not transport the bull(s) to any other location without permission from the lessor. Delivery can be arranged with a minimum fee of **\$100.00** within 60 miles. Price will change as distance increases. A delivery fee is due at the time of delivery, and a pickup fee is due at the time of pickup. Delivery will be documented with a written contract and video record showing the body condition and terms of the agreement.

6. Payment Terms: Payment of \$750 for the first 3 months and a \$100 delivery fee is due at the time of delivery. A \$100 pickup fee will be due at the time of lease termination.

- Due Upon Delivery: \$750
- Due Upon Pickup: \$100

7. Reservations: Should the lessee desire to reserve a bull(s) prior to delivery, a non-refundable deposit of \$_____ will be required for each bull. If the lessee takes delivery of a lease bull(s), said deposit shall be treated as lease payment and deducted from the amount due the lessor.

8. Serviceability and Performance: The lessor promotes the leased bull(s) and is guaranteed to be able to service the agreed-upon cows/heifers within the time allotted. The lessee will try to observe and watch breeding activities and note the heat cycles of all cow/heifers being serviced. Our goal is that no cow/heifer displays any heat cycle characteristics within the last 30 days of the lease agreement. At their own expense, the lessee may get the cows/heifers tested by a veterinarian to confirm pregnancy before the lease termination. At no time can the leased bull(s) be moved to another location. At no time can semen be collected from the bull(s).

Initials: _____ 9. Livestock Facility Condition and Cattle Handling: The lessee acknowledges that their livestock pastures, corrals, runways, and barns are all maintained and capable of safely housing cattle during all stages of operations. Livestock facilities must be cattle-grade constructions of fencing and electrical wire voltage levels—at least one strand of electrified wire with some visual barrier. Livestock facilities and handling should be at a level that minimizes any injuries to lease bull(s). During the lease agreement period, the leased bull(s) will never come into contact with another intact bull (s) older than eight months old to minimize any fighting or aggressive actions on the part of any bull(s). The lessee will never use any electrical shocking devices on the bull(s).

Initials: _____ 10. Health & Fertility: The Lessor guarantees that the bull(s) are in good health and condition at delivery and certifies that the bull(s) has recently undergone and passed a fertility test. Fertility tests guarantee that the bull(s) is fertile but do not guarantee impregnation of any or all of the lessee's females if the herd is in poor condition or if subjected to drought, weather anomalies, insufficient or deficient grazing, inadequate supplemental feed, inadequate internal and external parasite control, reproductive disease or infections, insufficient number of bulls, and other related matters. All these conditions must be considered, and inadequacies regarding the same can negatively affect the reproductive efficiency of the lease bulls. The Lessee agrees that the bull(s) will be sound and healthy at the time of delivery. Lessee further agrees to assume all liability, including any injury or death associated with possessing said bull(s). This responsibility begins when the lessee takes possession of the bull(s) and lasts until the lessee delivers them back to the Lessor.

11. Nutritional Responsibility: The bull(s) must remain in good physical condition throughout the lease agreement. Bulls may NOT be returned in a state of malnutrition. Lessee is expected to maintain the bull in a reasonable state of condition and health as when the bull started the lease. Lessee shall be liable for any expenses incurred therein, including emergency veterinarian expenses, feed, hay, and/or medications(s) that are required to maintain a reasonable state of condition and health during the lease period. In the event of a dispute, a competent, impartial veterinarian may mediate the dispute

regarding the body's condition. If mutually acceptable, an additional payment to cover feed, labor, medication, and inconvenience may be made to the lessor in lieu of the "recovery" period.

Initials: _____ **12. Injury or Death:** In the event any bull leased under this agreement is injured so as to render the bull unsound for breeding purposes in the future, or if any bull dies while in the care of the lessee, the lessee agrees to immediately compensate lessor the value of the bull(s) as set forth in Section 1. This amount is over and above any lease payment paid or due.

13. Purchase: Lease Bulls may be purchased for a mutually agreed-upon price. This price is "over and above" any lease expense. There is no guarantee that the lessor will be willing to sell the bull. This is not a "lease/purchase" transaction.

14. Communication: The lessee will communicate immediately to the lessor if the bull(s) is harmed in any way or if you are not happy with the bull(s) serviceability.

15. Termination of Cause: The lessor may terminate this agreement for any reason if the safety of the animals or if the lessee's experience level and livestock handling skills are found to be questionable.

16. Legal Disclaimer: Lessee agrees to hold harmless any damage the bull may cause during the lease agreement. Bull(s), by nature, are destructive and aggressive animals during breeding cycles and around new environments. All bull(s) leased have been selected for their above-average docile and calm nature. Miss-handling and poor treatment could quickly derail a bull(s) disposition. By agreeing to this lease, you acknowledge that you have the livestock facilities and management experience levels to manage the bull safely during the lease period. Any and all claims, demands, suits, or losses that are in any way connected or associated with the use of this bull(s) during the initial delivery and pickup periods are the responsibility of the lessee.

Additional Terms & Conditions:

Lessor Print: __Colby "Bear" Hammonds_____
Lessor Signature: _____ **Date:** _____
Cell: __919-818-3430_____ **Email:** __CQHammonds@Gmail.com_____

Lessee Print: _____

Lessee Signature: _____ **Date:** _____

Cell: _____ **Email:** _____