

# HUNTING LEASE AGREEMENT

This Hunting Lease Agreement (the “Agreement”) is entered into as of \_\_\_\_\_ [Effective Date] by and between:

\_\_\_\_\_ [Landowner/Lessor Full Legal Name], of \_\_\_\_\_ [Landowner Mailing Address] (“Lessor”)

and

\_\_\_\_\_ [Hunter/Lessee Full Legal Name], of \_\_\_\_\_ [Hunter Mailing Address] (“Lessee”).

## 1. Property

1.1 Leased Premises. Lessor leases to Lessee the right to access and hunt on the following property (the “Property”):

\_\_\_\_\_ [Property Street Address or Legal Description]

\_\_\_\_\_ [County and State]

1.2 Map/Exhibit (if any). A map or description may be attached as:

\_\_\_\_\_ [Exhibit Name/Reference, if applicable]

## 2. Term

2.1 Lease Term. This Agreement begins on \_\_\_\_\_ [Start Date] and ends on \_\_\_\_\_ [End Date] (the “Term”).

2.2 Permitted Dates/Seasons. Hunting is permitted only during:

\_\_\_\_\_ [Permitted Dates/Seasons and Hours]

## 3. Consideration

3.1 Lease Fee. Lessee shall pay Lessor \$ \_\_\_\_\_ [Lease Fee Amount] payable:

\_\_\_\_\_ [Payment Schedule and Due Date(s)]

3.2 Payment Method. Payments shall be made by:

\_\_\_\_\_ [Payment Method]

3.3 Security Deposit (if any). ☐ Not applicable ☐ Applicable: \$\_\_\_\_\_ [Deposit Amount], due on \_\_\_\_\_ [Deposit Due Date], refundable under:

\_\_\_\_\_ [Deposit Return Conditions]

#### **4. Authorized Users**

4.1 Authorized Hunters. Only the following persons may hunt or access the Property under this Agreement:

\_\_\_\_\_ [List Full Legal Names of Authorized Users]

4.2 Guests. ☐ Not permitted ☐ Permitted under the following conditions:

\_\_\_\_\_ [Guest Rules, Limits, and Approval Process]

#### **5. Permitted Uses**

5.1 Hunting Activities. Lessee may engage only in the following activities:

\_\_\_\_\_ [Permitted Hunting Methods and Activities]

5.2 Species/Bag Limits. The permitted game species and any internal limits are:

\_\_\_\_\_ [Permitted Species and Any Additional Limits]

5.3 Non-Hunting Uses. ☐ Not permitted ☐ Permitted under the following conditions:

\_\_\_\_\_ [Non-Hunting Uses, if allowed]

#### **6. Access and Entry**

6.1 Access Points and Routes. Entry is permitted only via:

\_\_\_\_\_ [Gates/Roads/Coordinates/Instructions]

6.2 Vehicles/ATVs. ☐ Prohibited ☐ Allowed under:

\_\_\_\_\_ [Vehicle Rules, Parking, Speed Limits, Off-road Restrictions]

6.3 Keys/Codes. If applicable, access details are:

\_\_\_\_\_ [Gate Code/Key Arrangement and Return Requirement]

## **7. Rules and Restrictions**

7.1 General Conduct. Lessee and Authorized Users must comply with:

\_\_\_\_\_ [Property Rules, Safety Expectations, Courtesy Rules]

7.2 Prohibited Activities. The following are prohibited:

\_\_\_\_\_ [Prohibited Items/Conduct, e.g., cutting fences, littering, fires, etc.]

7.3 Alcohol/Drugs. ☐ Prohibited ☐ Restricted as follows:

\_\_\_\_\_ [Policy]

7.4 Firearms/Equipment Storage. ☐ Prohibited ☐ Allowed only under:

\_\_\_\_\_ [Storage Rules]

## **8. Stands, Blinds, and Improvements**

8.1 Tree Stands/Blinds. ☐ Not allowed ☐ Allowed under:

\_\_\_\_\_ [Placement Rules, Removal Deadlines, Marking Requirements]

8.2 Trail Cameras. ☐ Not allowed ☐ Allowed under:

\_\_\_\_\_ [Placement and Privacy Rules]

8.3 Feed/Bait/Minerals. ☐ Not allowed ☐ Allowed under:

\_\_\_\_\_ [Rules and Locations]

8.4 Alterations. Lessee shall not alter the Property except as expressly permitted in this Agreement.

## **9. Reporting and Harvest Handling**

9.1 Harvest Reporting. Lessee shall report harvest information to Lessor:

\_\_\_\_\_ [What to Report and When]

9.2 Carcass Disposal. Lessee shall dispose of remains:

\_\_\_\_\_ [Disposal Method/Location Rules]

9.3 Game Retrieval. Retrieval procedures (including tracking onto adjacent land) are:

\_\_\_\_\_ [Procedures and Requirements]

## **10. Compliance With Law**

10.1 Legal Compliance. Lessee and Authorized Users shall comply with all applicable laws, regulations, licensing, tagging, and season requirements in:

\_\_\_\_\_ [State Name and Applicable Authorities/Requirements, if desired]

10.2 Permits. Lessee is responsible for obtaining and maintaining:

\_\_\_\_\_ [Required Licenses/Permits]

## **11. Assumption of Risk**

11.1 Risks Acknowledged. Lessee acknowledges that hunting and outdoor activities involve risks, including but not limited to:

\_\_\_\_\_ [Examples of Risks or “including inherent risks of outdoor recreation”]

11.2 Voluntary Participation. Lessee voluntarily assumes all risks associated with access and use of the Property.

## **12. Release of Liability**

12.1 Release. To the fullest extent permitted by applicable law, Lessee releases Lessor and the following related persons/entities:

\_\_\_\_\_ [List of Released Parties, e.g., agents, family members, employees]

from claims arising from Lessee’s and Authorized Users’ access to and use of the Property, except as otherwise stated here:

\_\_\_\_\_ [Any Carve-Outs, if desired]

## **13. Indemnification**

13.1 Indemnity. To the fullest extent permitted by applicable law, Lessee shall indemnify and hold harmless Lessor from:

\_\_\_\_\_ [Scope of Indemnity: claims, damages, costs, attorney fees, etc.]

arising from Lessee’s and Authorized Users’ use of the Property, except as otherwise stated here:

**LAWDISTRICT**

\_\_\_\_\_ [Any Limitations/Carve-Outs]

## **14. Insurance**

14.1 Insurance Requirement. ☐ Not required ☐ Required as follows:

\_\_\_\_\_ [Type of Insurance, Minimum Limits, Additional Insured Requirement]

14.2 Proof of Coverage. Lessee shall provide proof of coverage by:

\_\_\_\_\_ [Deadline and Delivery Method]

## **15. Property Condition and Damage**

15.1 Condition. Lessee accepts the Property “as-is,” subject to:

\_\_\_\_\_ [Any Stated Exceptions]

15.2 Damage. Lessee is responsible for damage caused by Lessee or Authorized Users, including:

\_\_\_\_\_ [Examples/Scope]

15.3 Trash and Clean-Up. Lessee shall:

\_\_\_\_\_ [Clean-up and trash removal obligations]

## **16. Lessor Rights**

16.1 Reserved Rights. Lessor reserves the right to:

\_\_\_\_\_ [Reserved Uses: farming, timber, livestock, maintenance, etc.]

16.2 Entry by Lessor. Lessor may enter the Property during the Term for:

\_\_\_\_\_ [Purposes and Notice, if any]

## **17. Default and Termination**

17.1 Default. A default occurs if:

\_\_\_\_\_ [Default Triggers]

17.2 Termination. Upon default, Lessor may:

\_\_\_\_\_ [Termination Rights and Process]

17.3 Refunds. Refunds (if any) upon early termination are:

\_\_\_\_\_ [Refund Policy]

17.4 Removal of Personal Property. Lessee shall remove all personal property by:

\_\_\_\_\_ [Removal Deadline and Process]

## **18. Notices**

18.1 Notice Method. Notices must be delivered by:

\_\_\_\_\_ [Permitted Methods: mail, courier, email, etc.]

18.2 Notice Addresses. Notices shall be sent to:

Lessor: \_\_\_\_\_ [Lessor Notice Address / Email]

Lessee: \_\_\_\_\_ [Lessee Notice Address / Email]

## **19. Assignment and Subleasing**

19.1 Assignment/Sublease. ☐ Prohibited ☐ Permitted only with:

\_\_\_\_\_ [Written Consent Requirements]

## **20. Dispute Resolution**

20.1 Process. Disputes shall be handled by:

\_\_\_\_\_ [Negotiation/Mediation/Arbitration/Court, as chosen]

20.2 Venue (if applicable). Any permitted court action shall be filed in:

\_\_\_\_\_ [County and State]

## **21. Governing Law**

21.1 Governing State Law. This Agreement shall be governed by the laws of the State of:

\_\_\_\_\_ [State Name]

## **22. Entire Agreement; Amendments**

**LAWDISTRICT**

22.1 Entire Agreement. This Agreement represents the entire agreement between the parties regarding the subject matter.

22.2 Amendments. Any amendments must be in writing and signed by both parties.

## **23. Severability**

23.1 Severability. If any provision is unenforceable, the remaining provisions will remain in effect to the extent permitted by law.

## **24. Counterparts and Electronic Signatures**

24.1 Counterparts. This Agreement may be signed in counterparts.

24.2 Electronic Signatures. ☐ Not permitted ☐ Permitted under:

\_\_\_\_\_ [E-signature terms, if desired]

## **25. Signatures**

Lessor (Landowner/Lessor)

\_\_\_\_\_ [Printed Name]

Date: \_\_\_\_\_ [Signature Date]

Lessee (Hunter/Lessee)

\_\_\_\_\_ [Printed Name]

Date: \_\_\_\_\_ [Signature Date]

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