

State of: VIRGINIA
Counties of: FREDERICK/SHENANDOAH

Subject to the terms and conditions set forth in this document, DOUBLE SPUR OUTFITTERS (hereinafter called LESSOR) does hereby grant to _____ (hereinafter called LESSEE) the right to access and fish only the following game species:

TROUT

which may be fished for from the following property:

CEDAR CREEK

1. The term of this lease shall run from March 1st, 2025, to June 30th, 2025.
2. The LESSEE hereby agrees to:
 - a. Pay to the LESSOR the sum of \$500, on or before February 22nd, 2025.
 - b. Abide by fishing regulations prescribed by LESSOR – CATCH AND RELEASE FLY FISHING ONLY.
 - c. Abide by all state and federal fishing regulations.
 - d. Be personally responsible for the actions and activities himself/herself and guest(s) (if applicable) when on leased property.
 - e. See that vehicles are driven only on established roads and parked in designated areas.
 - f. Abide by all written rules and regulations supplied at the onset of this agreement.
3. The LESSOR hereby agrees:
 - a. That only the LESSEES and his/her GUESTS shall have fishing rights on the leased water during the term of this lease except those reserved as follows: LANDOWNERS
 - b. To stock the water once a month during the months of MARCH, APRIL, MAY, and JUNE.
 - c. Provide LESSEES (each) with one (1) guaranteed weekend day (FRIDAY, SATURDAY, OR SUNDAY) per month, and two (2) weekdays (MONDAY, TUESDAY, WEDNESDAY, or THURSDAY) per month.
 - d. Allow LESSEES to bring one guest with them to fish each outing. LESSEES assume all responsibility for their guests and guests cannot hold DOUBLE SPUR OUTFITTERS or landowners responsible for injuries sustained on the lease.
 - a. Allow LESSEES to bring an additional (2nd guest) with them for a charge of \$20. No more than 2 guests at a time.
 - b. LESSEES and GUEST(S) must arrive and leave at the same time. GUEST(S) are not allowed to be on the water without LESSEE present.

c. GUEST(S) on site without LESSEE present will lead to automatic removal from lease and no refund.

4. It is mutually agreed that failure to abide by the terms and stipulations above by any person present on the leased area under this lease will constitute cause for the forfeiture of all fishing rights, deposits, and fees.

5. LESSEE shall not assign or otherwise convey any rights granted by this agreement to other persons without the expressed written consent of the LESSOR.

6. LESSEE recognizes the inherent dangers associated with fishing, both natural and human created. LESSEE recognizes that accidents involving falling trees, hidden ground openings, poisonous plants and animals and various other dangers may forcibly occur on the premises aforementioned. LESSEE acknowledges his/her recognition of these dangers and the possible existence of dangerous physical conditions upon the premises. With the aforementioned recognitions in mind, LESSEE agrees to indemnify and hold harmless landowner and all of his/her family, servants, employees and agents from all claims, suits, losses, personal injuries, deaths, property liability and all other liability resulting directly or indirectly from or on account of fishing activities engaged in by LESSEE or LESSEE'S guests on the premises heretofore mentioned, said obligation to indemnify extending to the reimbursement of landowner for all expenses and suits including but not limited to, judgements, attorney's fees and court costs.

Executed in duplicate on this day 20th of February, 2025.

LESSOR: DOUBLE SPUR OUTFITTERS

LESSEE (Print Name)

_____(Signature)