



RESOLUTION NO. 20240625-01

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR/CEO TO EXECUTE SEPARATE HUNTING LICENSE AGREEMENTS FOR HUNTING AREAS 1-9

WHEREAS, TexAmericas Center is a political subdivision of the State of Texas with the powers and authorities specified in Chapter 3503 of the Special District Local Laws Code of the State of Texas; and

WHEREAS, TexAmericas Center has hired Kingwood Forestry Services, Inc., to manage the hunting program for the upcoming hunting season; and

WHEREAS, TexAmericas Center has negotiated the license agreement for each of the hunting tracts and the Board approves those agreements.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of TexAmericas Center that the Executive Director/CEO is hereby authorized to execute the attached hunting license agreements as listed below:

- Area 1: Wayne Pardue
- Area 2: Derek McKeever
- Area 3: Mike Lockard
- Area 4: Wayne Pardue
- Area 5: Jeff Whitten
- Area 6: Henry Corbell
- Area 7: David Lashford
- Area 8: Brian Whelchel
- Area 9: Brian Whelchel

PASSED and APPROVED this 25th day of June, 2024.

A handwritten signature in blue ink, appearing to be "Jim Roberts", written over a horizontal line.

Jim Roberts, Chairman of the Board

ATTEST:

A handwritten signature in blue ink, appearing to be "Justin Powell", written over a horizontal line.
Justin Powell, Secretary

Attached: Individual Hunting License Agreements for Areas 1-9

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 8th day of MAY, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Wayne Pardue of 206 Morningside Drive, Hooks, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number : 1

Approx. Acreage: 872 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$6,278.40 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees from the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

By: Wayne Parove
Name: WAYNE PAROVE
Title: _____
Address: 206 MORNINGSIDELDR
HOOVER TX 75361
Telephone: (903) 571-0534
Date: 5/8/24

TexAmericas Center
By: Scott Norton
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

NAME CAROL
206 MORNING SIDE DR.
HOOKS, TX 75561


Member's signature


2. Member's Name and Address:

STEVE BROWN
147 MARBUT LN
HOOKS TX 75561


Member's signature


3. Member's Name and Address:

STEVEN BROWN SR.
149 MARBUT LN
HOOKS TX 75561


Member's signature

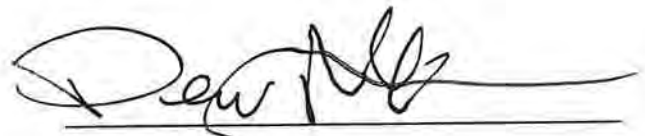
4. Member's Name and Address:

MICHAEL BATES
911 BARDEA RD
HOOKS TX 75561


Member's signature

5. Member's Name and Address:

DEWAYNE RHEA
400 N FROST
NEW BOSTON TX


Member's signature

6. Members Name and Address:

RAY DUHOW
211 REX
HOOKS TX 75561


Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

Chris Arnold
8510 W. New Boston Rd.
Texas Korea, Tx 75524
(rev. 2/28/23)



EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.


1. Member's Name and Address:

MYKAYLA BUTLER
211 REX
HOOKS TR 75561


Member's signature

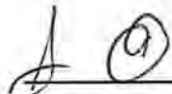
2. Member's Name and Address:

JOE MACINTOSH
441 CR 2104
HOOKS TR 75561


Member's signature

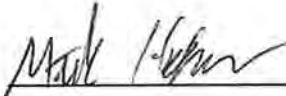
3. Member's Name and Address:

SHAWN OWENS
1004 MADELAINE
~~BRIDGE~~ TR
CLINGER TR 75644


Member's signature

4. Member's Name and Address:

MIKE NICCOLABE
124 HWY 93
NEW BOSTON TR 75570


Member's signature


5. Member's Name and Address:

CORBEN HOLIDAY
216 ROOSEVELT
HOOKS TR 75561


Member's signature

6. Members Name and Address:

JOE HALL
1801 CR 1455
MTPLEASANT TR 75457


Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: WAYNE PAROLE
HUNTER'S ADDRESS: 206 MORNINGSIDR DR. HURKS, TX 75321

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/8/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: STEVIE BROWN
HUNTER'S ADDRESS: 147 MARLBOROUGH LN HOUSTON, TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, AND THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

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Date: 5/24/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: STEVEN BROWN JR.
HUNTER'S ADDRESS: 149 MARBUT HOOKS, TX 75761

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Date: 5/10/24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MICHAEL BATES
HUNTER'S ADDRESS: 911 GARDEEN RD HOUSTON TX 75521

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/01/24

Michael Bates
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: DEWAYNE RILEY
HUNTER'S ADDRESS: 400 N FROST NEWPORT TX 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/21/24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: RAY DUNN
HUNTER'S ADDRESS: 211 REX HOOKS TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/22/24

Ray Dunn
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Chris Arnold
HUNTER'S ADDRESS: 8510 W. New Boston Rd. Texasboro, Tx 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-27-24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MARYKAYLA BUTLER
HUNTER'S ADDRESS: 211 REX HODGES TR 95861

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 9/22/24

Marykayla Butler
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: TDE MACLIN 70911
HUNTER'S ADDRESS: 461 CR 2109 Hewitt TX 75521

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/21/24

Joe. M. M.
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: 511 HWY. DW CAS
HUNTER'S ADDRESS: 1008 MATELAINE DR WILMOR 75444

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/26/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MIKE HOLCOMB
HUNTER'S ADDRESS: 524 H4 98 McArthur 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/22/21

Mike Holcomb
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Corbin Holliday
HUNTER'S ADDRESS: 216 Roosevelt Rd Hooks, TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 05/28/24

Corbin Holliday
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: JOE HALL
HUNTER'S ADDRESS: 1801 CR 1455 MT ROSASA TX 75455

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

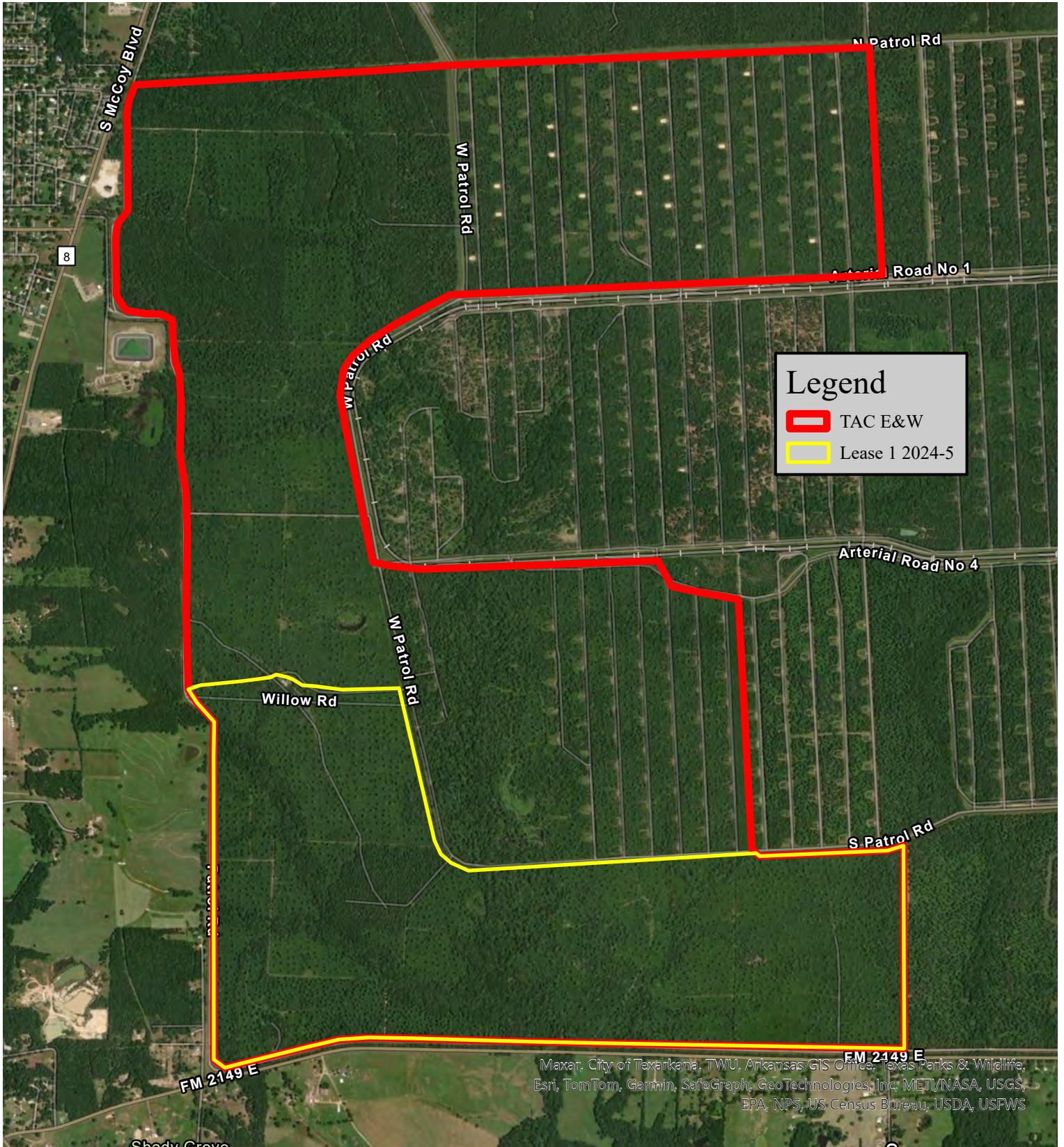
Date: _____

Joe Hall
HUNTER



Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

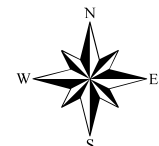
**TexAmericas Center
Lease #1
+/- 872 Acres
Bowie County, Texas**



Legend

-  TAC E&W
-  Lease 1 2024-5

0.25
Miles



Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 30 day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Derek McKeever, 624 Red Oak Rd, Maud, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 2

Approx. Acreage: 772 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$5,558.40 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

Tract 2

By: Derek McKeever
Name: Derek McKeever
Title: President
Address: 624 Red Oak Rd
Mand TX 75567
Telephone: 903-949-1757
Date: 5-30-24

TexAmericas Center

By: Scott Norton
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Chris Olson
151 CR 4103 New
Boston Tx

Chris Olson
Member's signature

2. Member's Name and Address:

Eric McGregor
1794 C.R. 3004
New Boston Tx 75570

Eric McGregor
Member's signature

3. Member's Name and Address:

Derek McKeever
624 Red Oak Rd.
Maud Tx 75567

Derek McKeever
Member's signature

4. Member's Name and Address:

David McKeever
624 Red Oak Rd.
Maud, Tx. 75567

David McKeever
Member's signature

5. Member's Name and Address:

Jason Autrey
749 FM 3098
Maud Tx. 75567

Jason Autrey
Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Robert Manley
5503 N. Kings Hwy
Texarkana, Tx.

Robert Manley
Member's signature

2. Member's Name and Address:

Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

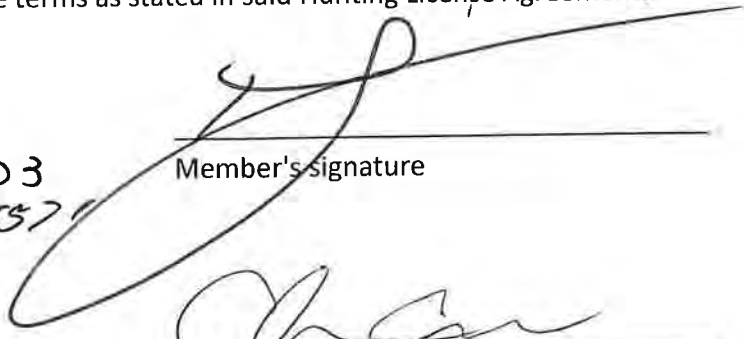
EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.


1. Member's Name and Address:

ROD PACE
~~8220 CR~~ 759-CE 2103
NEW BOSTON TX 75570


Member's signature

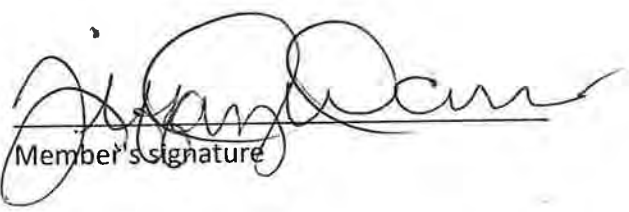
2. Member's Name and Address:

CHRIS WASSON
21 COUNTRY LN TEXARKANA TX 75501
903-276-3740


Member's signature


3. Member's Name and Address:

TIFFANY WASSON
19 COUNTRY LN TEXARKANA TX 75501
903-276-4082


Member's signature

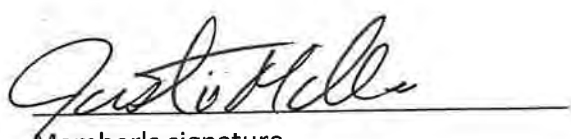
4. Member's Name and Address:

SID JONES
3201 JASON LAKE
TEXARKANA TX 75503
903-244-8202


Member's signature

5. Member's Name and Address:

JUSTIN MILLER
504 RUFF ST.
NEW BOSTON, TX 75570


Member's signature

6. Members Name and Address:

CORY ESPINOZA
574 CR 4108
NEW BOSTON TEXAS 75570


Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)


EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Phillip Wynn
PO Box 964
New Boston TX 75570



Member's signature

2. Member's Name and Address:

Yvonne D. Jones
3201 Jason Lane
Tekarana tx 75503

Member's signature

KPS
Office
added
from
Waiver
Form

3. Member's Name and Address:

Tasha Mc Gregor
1794 C.R. 3004
New Boston Tx, 75570

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Tasha McGregor
HUNTER'S ADDRESS: 1794 C.R. 3004 New Boston Tx. 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-21-2024

Tinley Cowley
HUNTER

Date: 5-21-2024

Tasha McGregor
HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: YVONNE D. JONES
HUNTER'S ADDRESS: 3201 JASON LN
TEXARKANA TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/17/2024

Yvonne Jones
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Derek McKeever
HUNTER'S ADDRESS: 624 Red Oak Rd. Maud TX. 75567

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-28-24

Derek McKeever
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Chris Olson
HUNTER'S ADDRESS: 151 CR 4103 New Boston TX

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-21-24

Chris Olson
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Eric McGregor
HUNTER'S ADDRESS: 1794 C.R. 3004 New Boston Tx. 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-21-24

Eric Mc Gregor
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: David mc Keever
HUNTER'S ADDRESS: 624 Red Oak Rd. Maud, Tx. 75567

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-28-24

David mc Keever
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Jason Autrey
HUNTER'S ADDRESS: 749 Fm 3098, Maud Tx 75567

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-29-24

Jason Autrey
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Robert Manley
HUNTER'S ADDRESS: 5503 N. Kings Hwy.

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/21/24

Robert Manley
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Rod Puse
HUNTER'S ADDRESS: 259 C/2103 New Boston Tx 76570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.


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Date: 5-29-24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Chas Wasson
HUNTER'S ADDRESS: 21 Country Ln. Pexarkana TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-14-24

Kilee Wasson
HUNTER

Date: 5-14-24

Chas Wasson
HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Tiffany Wasson
HUNTER'S ADDRESS: 19 Country Ln Texarkana TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

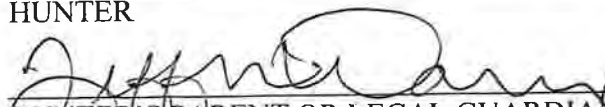
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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: _____

Date: 5/14/24

HUNTER


HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Sid Jones
HUNTER'S ADDRESS: 3201 JASON W,
TEXARKANA TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

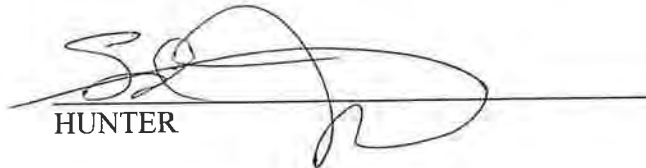
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Date: 5/17/2024


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Justin Miller
HUNTER'S ADDRESS: 504 Koff St. New Boston, TX 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

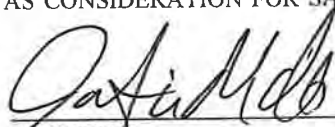
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Date: 5-22-24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Cory Espinoza
HUNTER'S ADDRESS: 574 CE 4108 New Boston Texas 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-26-2024

Cory Espinoza
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Phillip Warren
HUNTER'S ADDRESS: PO Box 964 New Boston TX 75570

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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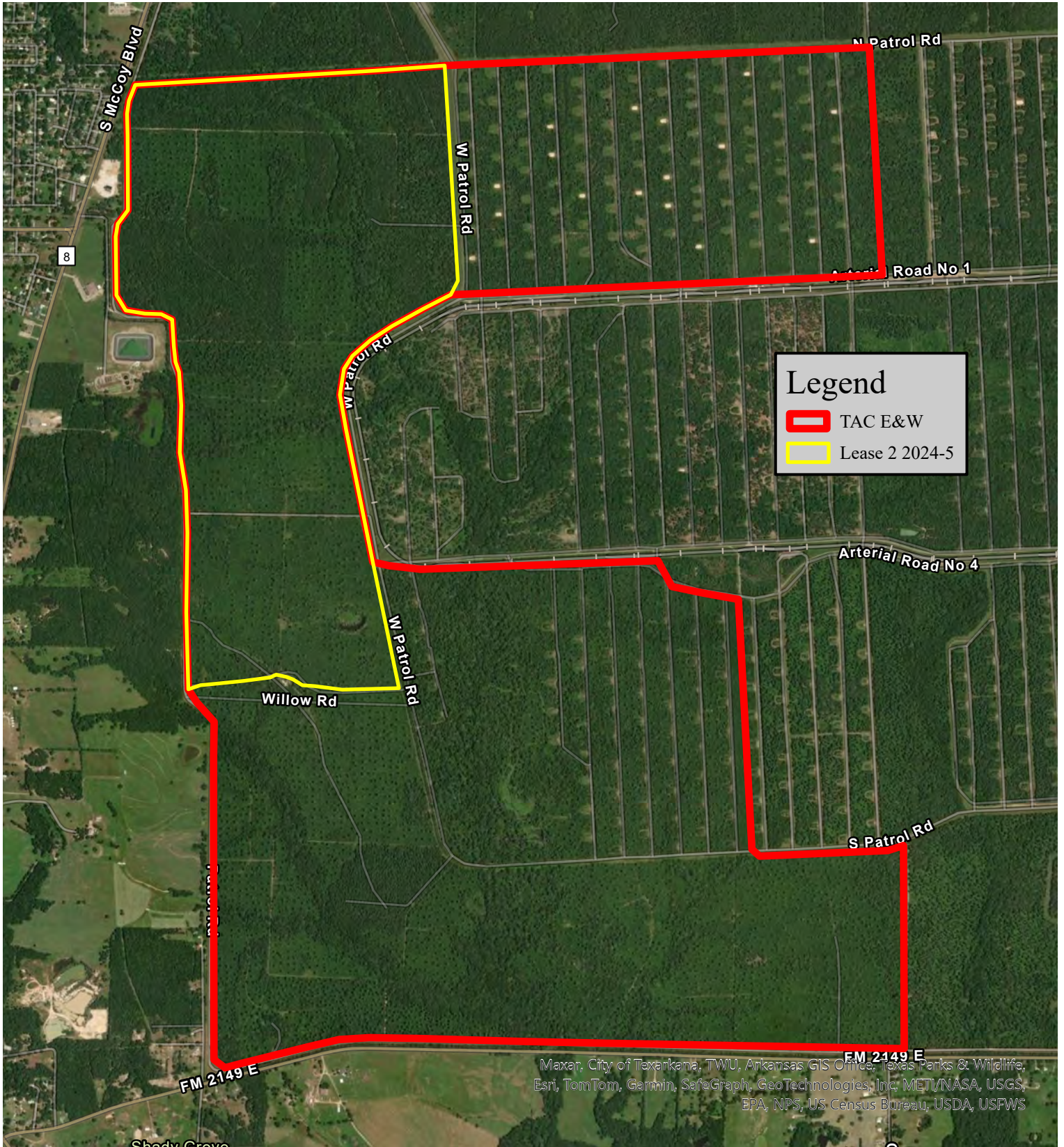
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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.



Date: 5-13-24 Phillip Warren
HUNTER

Date: _____
HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

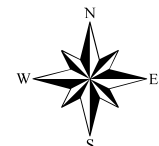
**TexAmericas Center
Lease #2
+/- 772 Acres
Bowie County, Texas**



Legend

-  TAC E&W
-  Lease 2 2024-5

0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 31st day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Mike Lockard, 76 Valley Rd, Texarkana, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 3

Approx. Acreage: 522 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$3,758.40 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

Lease 3
By: [Signature]
Name: Mike Lockard
Title: President
Address: 76 Vally Road
Texarkana, TX 75503
Telephone: 903-701-3061
Date: 5-31-24

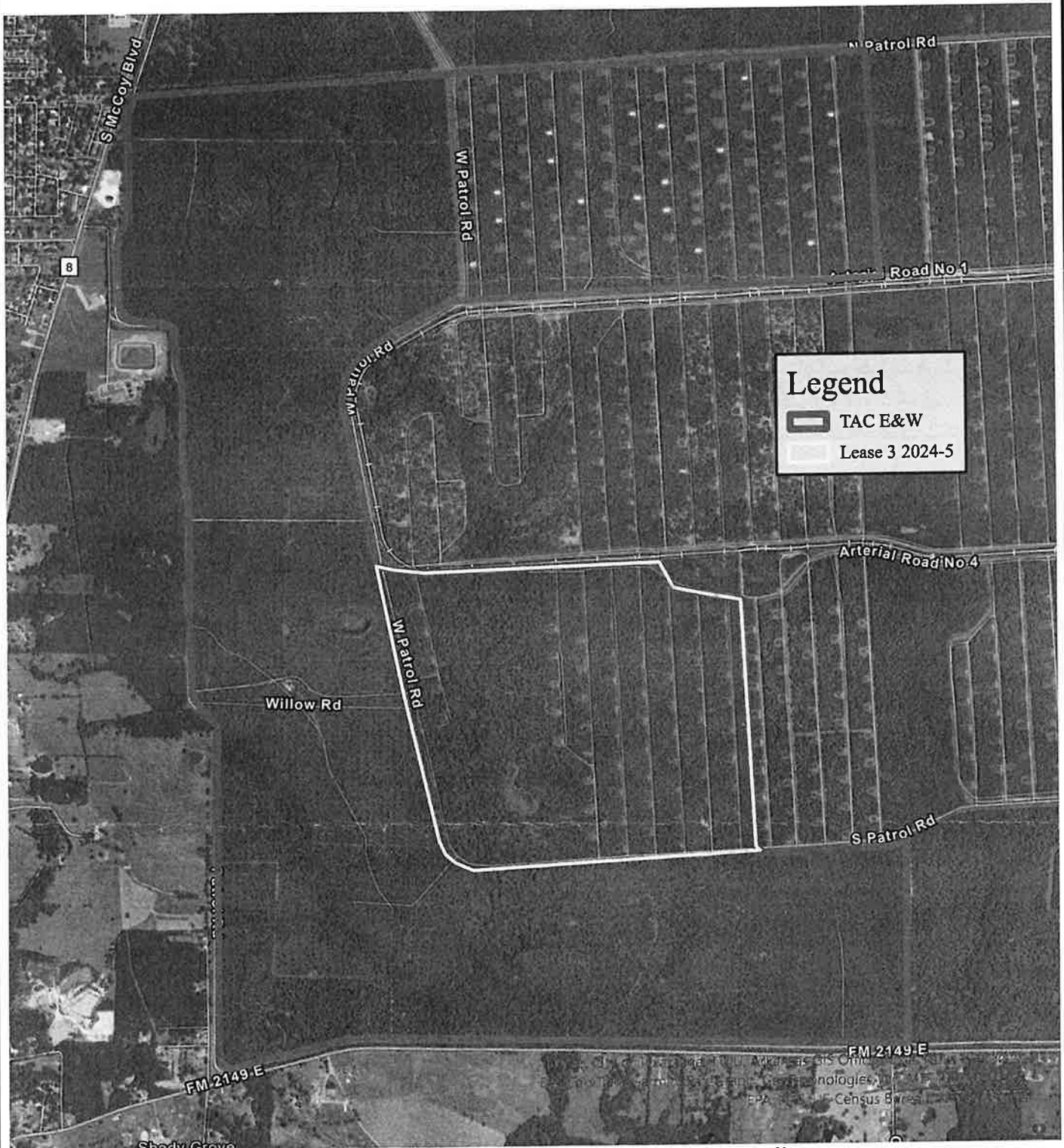
TexAmericas Center

By: [Signature]
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

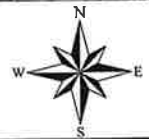
TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

**TexAmericas Center
Lease #3
+/- 522 Acres
Bowie County, Texas**



0.25
Miles



Printed: 3-18-24
Printed By: CBH

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

MITCH COBS
861 MYRTLE SPRINGS Rd
TEXARKANA, TX 75303


Member's signature

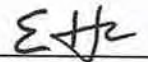
2. Member's Name and Address:

Chuck Fricks
9 Country Lane
Texarkana, TX 75501


Member's signature

3. Member's Name and Address:

Eddy Hackleman
524 OAK Hill Rd
Texarkana, TX 75501


Member's signature

4. Member's Name and Address:

Joe Hackleman
702 Boardwalk AVE
Texarkana, TX 75501


Member's signature

5. Member's Name and Address:

MARK FRY
108 ARNOLD LANE
TEXARKANA, TX 75503


Member's signature

6. Members Name and Address:

ERIC AKIN
4 D.K HAVEN
TEXARKANA, TX 75501


Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

MAIT FRY
6101 Belair Dr
Texarkana, TX 75503

MAIT FRY
Member's signature

2. Member's Name and Address:

Miki Leonard
76 Valley Rd
Texarkana, TX 75503

Miki Leonard
Member's signature

3. Member's Name and Address:

Tommy Ayers
250 West Starlight Dr
Texarkana, TX 75501

Tommy Ayers
Member's signature

4. Member's Name and Address:

Andrey Ericks
9 Country Lane
Texarkana tx 75501

Member's signature

Added
Krs by from
Waiver
form

5. Member's Name and Address:

Caleb Huchlenom
S 24 Oak Lin Road

Member's signature

6. Members Name and Address:

Mason Fry
6101 Belair Dr
Texarka TX 75503

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

Daniel Ayers
7504 Palisades Dr
Texarkana, TX 75503

Brandon Ayers
7504 Palisades Drive
Texarkana TX 75503

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: C. BRANDON AYERS
HUNTER'S ADDRESS: 7904 PALISADES DR, TEXARKANA TX 75502

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 06-02-24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: DANIEL F AYERS
HUNTER'S ADDRESS: 7501 PALISADES DR., TEXARKANA, TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 06-02-24

Daniel Ayers
HUNTER

Date: 06-02-24

[Signature]
HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Mason Fry
HUNTER'S ADDRESS: 6101 BECAIR DR TEXARK TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/30/24

Mason Fry (minor)

HUNTER

Date: 5/30/24

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Audrey Fricks
HUNTER'S ADDRESS: 9 Country Ln, Texasboro, TX, 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 05/26/24

Audrey Fricks
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Caleb Hackleman
HUNTER'S ADDRESS: 524 Dakota Rd

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-30-24

CA
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MITCH COBB
HUNTER'S ADDRESS: 861 MYRTLE SPRINGS RD TEXARKANA, TX 75303

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-1-24

Mitch Cobb
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Chuck Fricks
HUNTER'S ADDRESS: 9 Country LN Texarkana, TX, 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY

Date: 5-26-2024



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Eddy Hackleman
HUNTER'S ADDRESS: 524 Oak Hill Rd. TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. ***Negligence of Property Owner. THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.***

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/30/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Joe Heckleman
HUNTER'S ADDRESS: 707 Boardwalk Ave Texasboro, TN 37501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/30/21


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MARK FRY
HUNTER'S ADDRESS: 108 ARNOLD LN TEXARKANA, TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/3/2024

Mark Fry
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: ERIC AKIN
HUNTER'S ADDRESS: 4 OAK HAVEN, TEXARKANA, TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-30-21



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MATT FRV
HUNTER'S ADDRESS: 6101 Belair Dr, TexasKusa, TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-29-24

MATT FRV
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Mike Lockard
HUNTER'S ADDRESS: 76 Valley Rd, Texarkana, Tx 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-30-24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Tommy Foyers
HUNTER'S ADDRESS: 250 West Starlight Dr, Texas TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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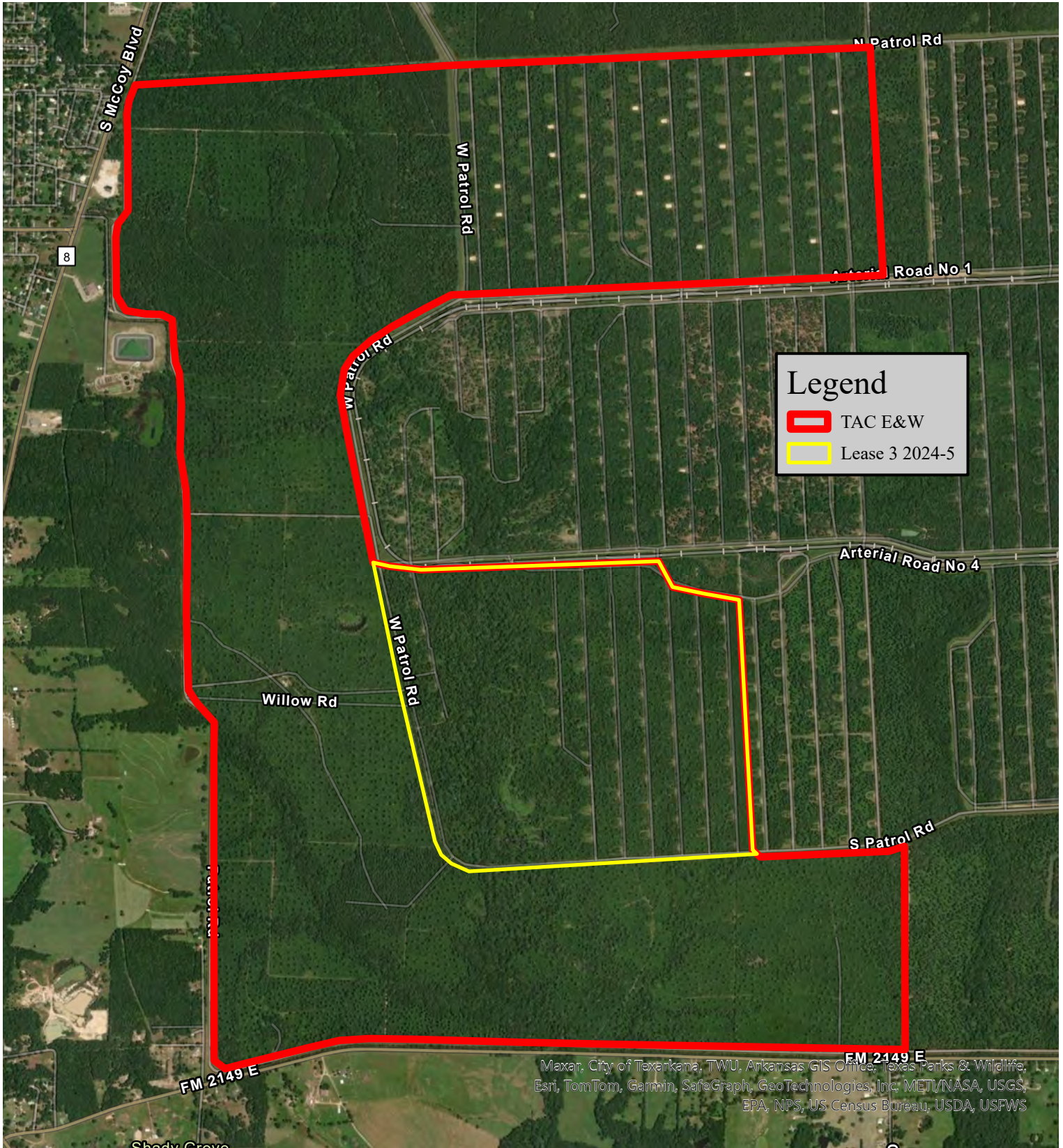
Date: 5-30-24

Tommy Foyers
HUNTER

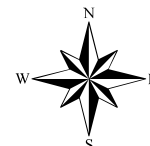
Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #3
+/- 522 Acres
Bowie County, Texas**



0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 8th day of MAY, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Wayne Pardue, 206 Morningside Drive, Hooks, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 4

Approx. Acreage: 1,030 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$7,416.00 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HERREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

By: *Wayne Parouf*
Name: WAYNE PAROUF
Title: _____
Address: 206 MARNWISIDE DR.
HOOKS, TX 75561
Telephone: (903) 577-5711-0534
Date: 5/8/24

TexAmericas Center
By: *Scott Norton*
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.


1. Member's Name and Address:

WAYNE PARQUE
206 MORNING SIDE DR.
HOOKS, TX 75561


Member's signature

2. Member's Name and Address:

TREY PARQUE
206 MORNING SIDE DR
HOOKS TX 75561


Member's signature


3. Member's Name and Address:

CODI TEMPLETON
218 ROOSEVELT RD
HOOKS, TX 75561


Member's signature


4. Member's Name and Address:

ANDREW LUMAX
206 CEDAR
NEW BOSTON TX 75570


Member's signature


5. Member's Name and Address:

MASON HIDDLETON
1203 EAVE I
HOOKS TX 75561


Member's signature

6. Members Name and Address:

ADAM SCOTT
3511 GARDEY RD
HOOKS TX 75561


Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

MIKALA SCOTT
3511 GAROGLA RD
HOOKS TX 75561

Mikala Scott
Member's signature

2. Member's Name and Address:

BRIAN WRIGHT
1010 EARNEST RD
TEXARKANA TX 75503

Brian Wright
Member's signature

3. Member's Name and Address:

BRIAN RENO
2297 CR 2105
HOOKS TX 75561

Brian Reno
Member's signature

4. Member's Name and Address:

~~ROBERT STEPHENS~~ JIM HEARNE
12 Silverhill dr
Texarkana TX 75503

Jim Hearne
Member's signature

5. Member's Name and Address:

ZACK KARR
209 Quail Street
Hooks, Tx, 75561

Zack Karr
Member's signature

6. Members Name and Address:

TRENT SATTERFIELD
2197 CR 2105
HOOKS TX 75561

Trent Satterfield
Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: WAYNE PARJUE
HUNTER'S ADDRESS: 206 MORNINGSIDES DR. HAWKS, TX 75361

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/8/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: TREY PARDUE
HUNTER'S ADDRESS: 206 MORNINGSIDGE AVE HEWLETT TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/22/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: COPY TEMPLETON
HUNTER'S ADDRESS: 218 ROOSEVELT RD HUDKS, TX 75861

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/26/24

COPY Templeton
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MASON HUDDLESTON
HUNTER'S ADDRESS: 1203 E. AVE. I HOUSTON TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-29-24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: ADAM SCOTT
HUNTER'S ADDRESS: GARDEN RD 110015, TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/24/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: MIKALA SCOTT
HUNTER'S ADDRESS: 3511 GARDEAR RD HOUSTON TX 75241

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, AND THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/21/24

Mikala Scott
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: BRIAN WRIGHT
HUNTER'S ADDRESS: 1010 GARLAND ST RD TEXARKANA TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/10/24

Brian W. Wright
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: BRIAN RENO
HUNTER'S ADDRESS: 287 CR 2105 HOUSTON TX 75361

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/10/24

Brian Reno
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: ~~ROBERTA BATTISTONE~~ TIM HEARNE
HUNTER'S ADDRESS: _____

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, AND THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5.24.24

Jim Hearne
HUNTER

Date: 5.24.24

[Signature]
HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Zachary Karr
HUNTER'S ADDRESS: 209 Quail Street, Hooks, TX, 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-26-24

Zachary Karr
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: TRENT SATTELFIELD
HUNTER'S ADDRESS: 2147 BR 2105 Hooks TX 75321

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/10/24

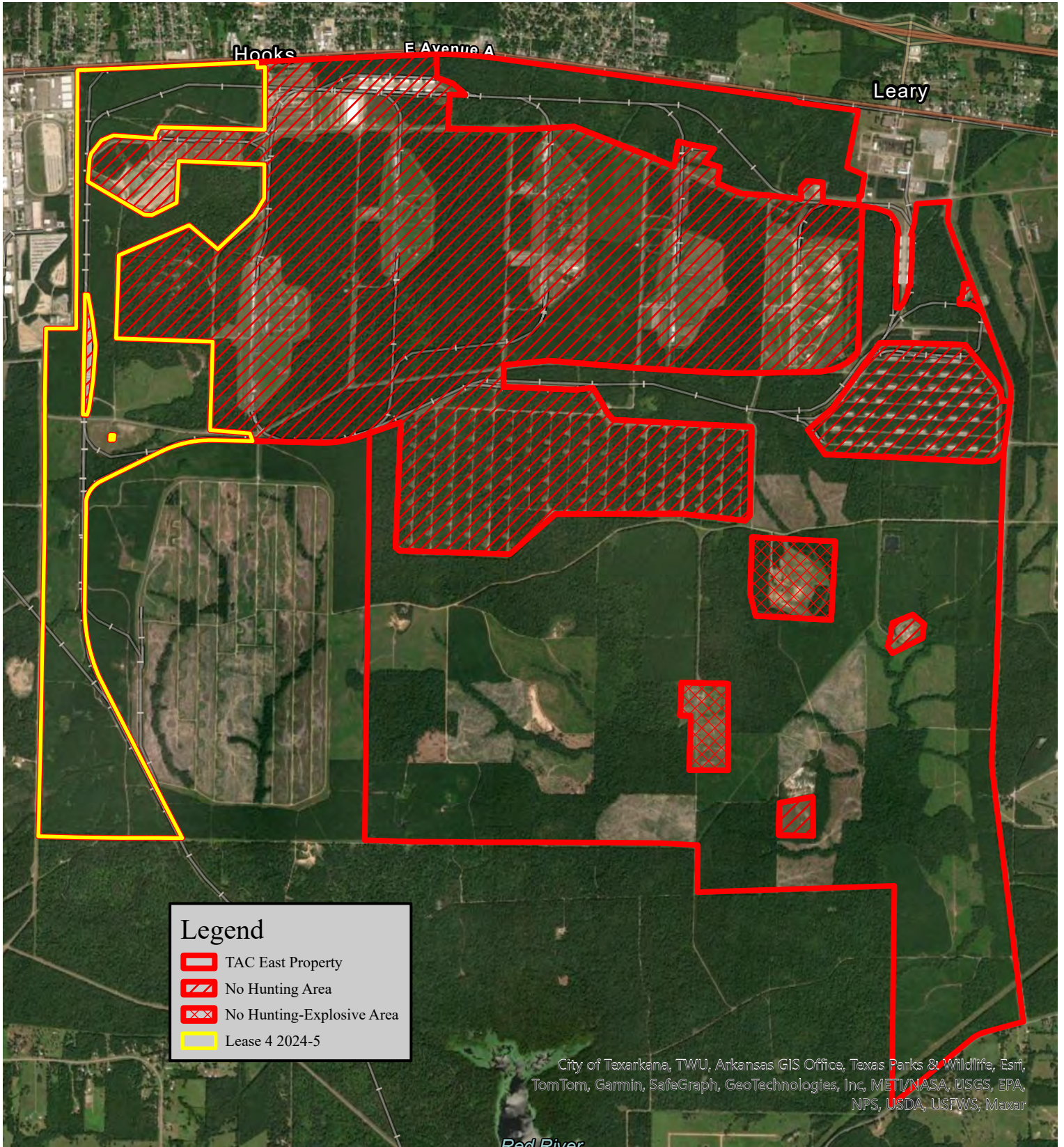


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #4
+/- 1,030 Acres
Bowie County, Texas**

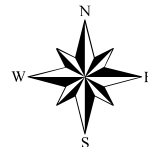


Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 4 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 31st day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Jeff Whitten, 142 Weatherby Drive, Hooks State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 5

Approx. Acreage: 180 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$1,296.00 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HERREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.


27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.


28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

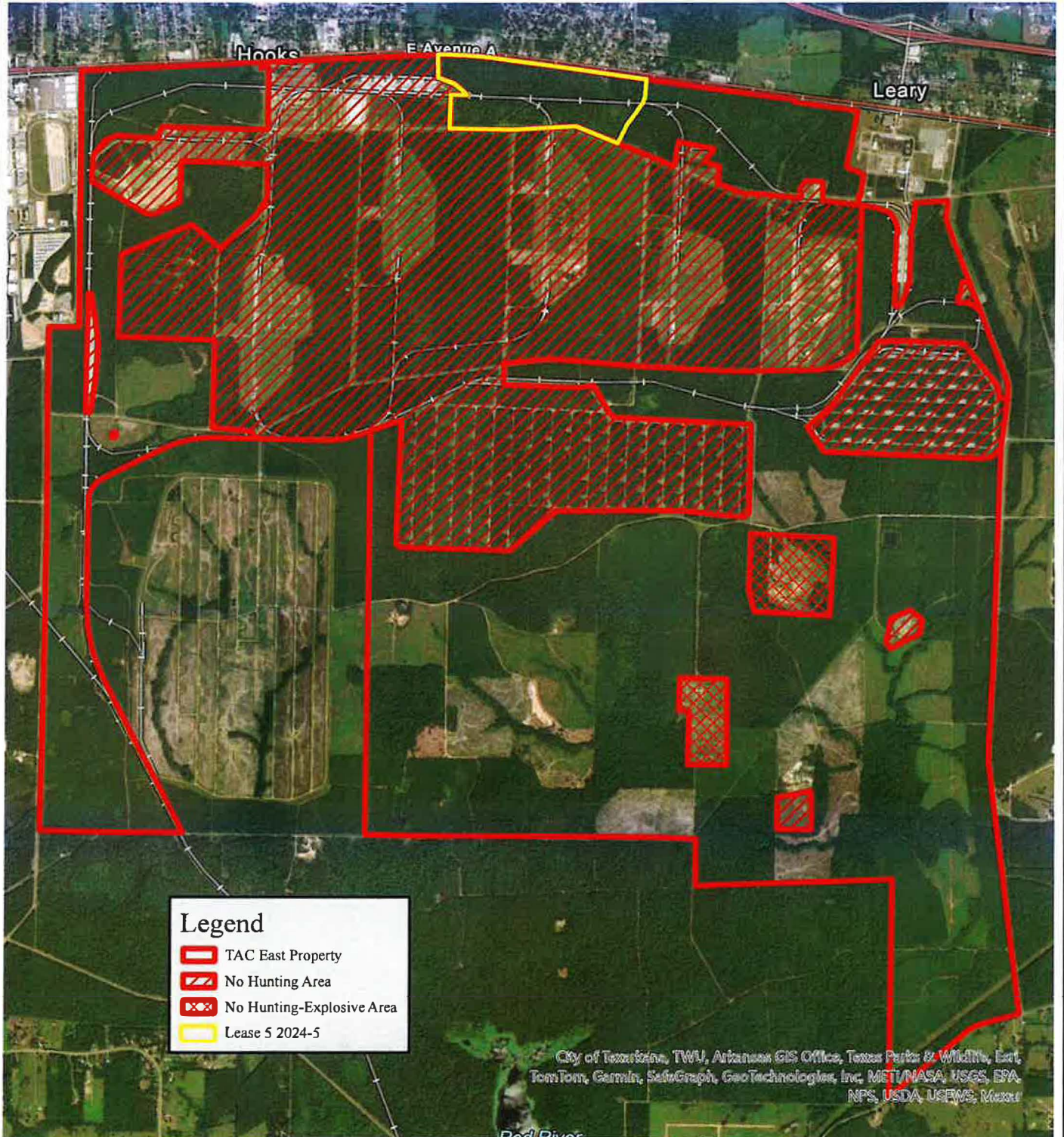
By: Jeff Whitten 
Name: Jeff Whitten
Title: _____
Address: 142 Weatherby
Hosles TX 75561
Telephone: 903.278.1821
Date: 5/31/24

TexAmericas Center
By: 
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

**TexAmericas Center
Lease #5
+/- 180 Acres
Bowie County, Texas**



0.25
Miles



Printed: 3-18-24
Printed By: CBH

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Jeff Whitt
142 Weatherby
Hooles TX 75561



Member's signature

2. Member's Name and Address:

Richard Redfern
8209 Quail Hollow Dr.
Tomball TX 75503



Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Jeff Whitten
HUNTER'S ADDRESS: 142 Weatherby Hooks TX 75561

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

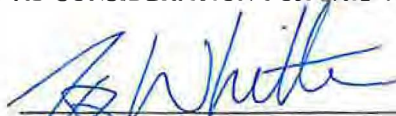
2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 05/31/24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Richard Rodhearn
HUNTER'S ADDRESS: 8209 Quail Hollow Dr. Texasarkana TX. 75508

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-31-2024

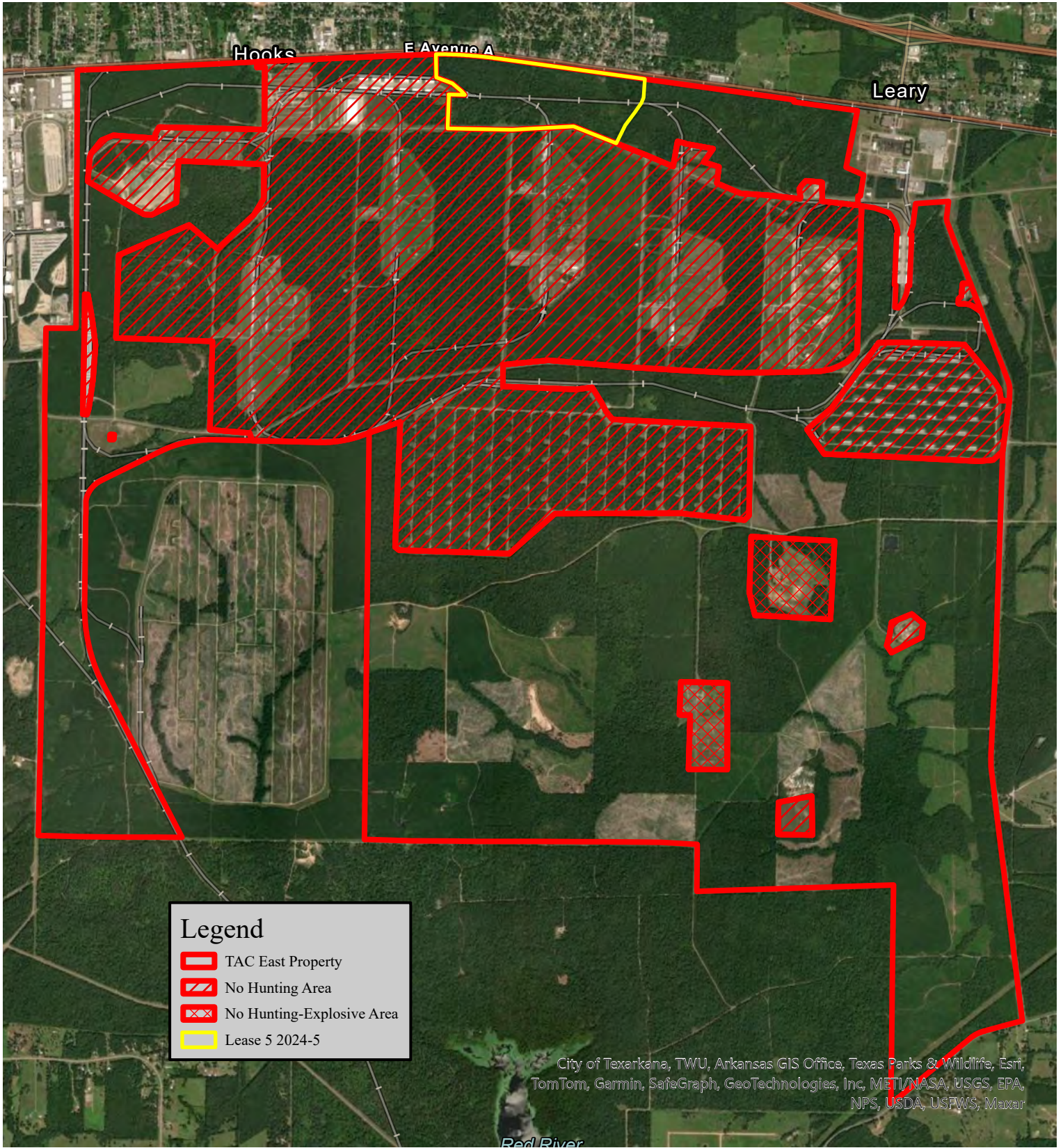


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #5
+/- 180 Acres
Bowie County, Texas**

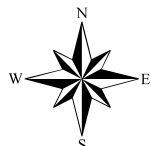


Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 5 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 31 day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Henry Corbell, 257 CR 1231, Texarkana, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 6

Approx. Acreage: 1,045 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$7,524.00 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HERREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

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15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

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America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

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AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

Lease #6
By: Hank Corbell
Name: HANK Corbell
Title: _____
Address: 4652 Traylor Rd
Texarkana TX 75501
Telephone: 503-277-0591
Date: 5/31/24

TexAmericas Center
By: Scott Norton
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Hank Corbell
4652 Trexler Rd.
Turkoga, TX 75501



Member's signature

2. Member's Name and Address:

Savannah Corbell
257 CR 1231
Turkoga, TX 75501



Member's signature

3. Member's Name and Address:

Dalton Green
257 CR 1231
Turkoga, TX 75501



Member's signature

4. Member's Name and Address:

Brian Taylor
3014 Black Oak Dr.
Stillwater, OK 74079



Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Brian Taylor
HUNTER'S ADDRESS: 3014 Black Oak Dr. Stillwater OK 74074

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/31/24

Brian Taylor
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Dalton Green
HUNTER'S ADDRESS: 257 LR 1231 Tuxedo, TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/31/29

Dalton Green
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Savannah Corbett
HUNTER'S ADDRESS: 25702 1231 Tuxedo Lane, TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/31/29

Savannah Corbett
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Hank Corbell
HUNTER'S ADDRESS: 4652 Fender Rd, Waxahatchee, TX 75801

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

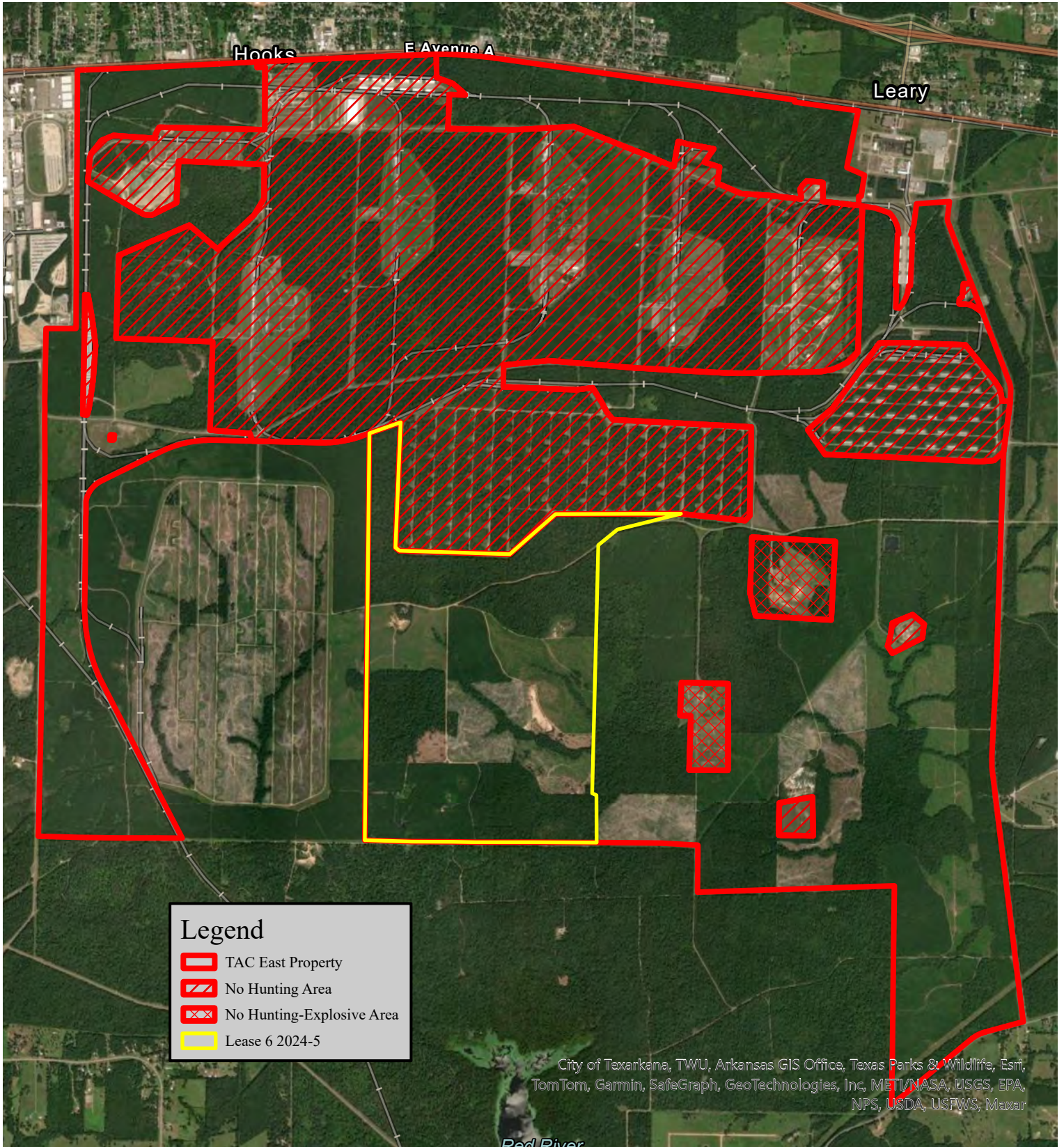
Date: 5/31/29


HUNTER

Date: 5/31/29

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #6
+/- 1,045 Acres
Bowie County, Texas**

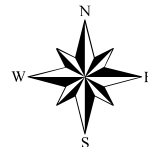


Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 6 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 29 day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and David Lashford, 13 Lone Star Parkway, Texarkana, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 7

Approx. Acreage: 630 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$4,536.00 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

By: David Luskford
Name: DAVID LUSK FORD
Title: _____
Address: 13 Home Star Pkwy
Texarkana TX 75503
Telephone: 903-490-9138
Date: 5-29-24

TexAmericas Center
By: Scott Norton
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:


Cory Venable
194 Eylan H:11s Rd
Texarkana, TX 75801



Member's signature

2. Member's Name and Address:

Scott Venable
1132 CR 3663
Queen City, TX 75572



Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

WAYNE PARSONS
206 MORNING SIDE DR
HOOLES, TX 75861


Member's signature

2. Member's Name and Address:

ROBERT CIGAINERO
2357 TRELKLER RD.
TEXARKANA TX 75703


Member's signature

3. Member's Name and Address:

TONY CIGAINERO
2357 TRELKLER RD.
TEXARKANA TX 75703


Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

David E. Mounsey
401 W. 38th
Texarkana, TX. 75503

David E. Mounsey
Member's signature

2. Member's Name and Address:

DAVID LASHFORD
13 Lone Star PKWY
Texarkana TX 75503

David Lashford
Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

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1. Member's Name and Address:

Jason Hazzell
7211 N. Richland Dr.
Texarkana Tx.

Jason Hazzell
Member's signature

2. Member's Name and Address:

Phillip Scarborough
223 Joe Thomas Road
Texarkana, Tx 75501

Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

Add by
KFS from
waiver
form

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Phillip Scarborough
HUNTER'S ADDRESS: 223 Joe Thomas Rd. Texarkana, TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 4-16-24

Phillip Scarborough
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Scott Venable
HUNTER'S ADDRESS: 1132 CR 3663 Queen City, TX 75572

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5-28-24

Scott Venable
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Cory Venable
HUNTER'S ADDRESS: 194 Eylan Hills Rd Texarkana, Tx

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-28-24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: WAINE PARDUE
HUNTER'S ADDRESS: 206 MORNINGSTAR DR. HOUSTON, TX 75861

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/24/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: ROBERT CIGAMERO
HUNTER'S ADDRESS: 2357 GREYLER RD. TEXARKANA TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/24/24

Robert Cigamero
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: TONY CIGARRERO
HUNTER'S ADDRESS: 2357 TRELLE RD TELARKANA TX 75303

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/21/24


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: DAVID WASTFORD
HUNTER'S ADDRESS: 13 Lone Star Pkwy
Fredericksburg TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5-29-24

David Wastford
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Member's signature

2. Member's Name and Address:

Member's signature

3. Member's Name and Address:

Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: David E. Mounsey
HUNTER'S ADDRESS: 401 W 38th
Texarkana, TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/5/24

David E. Mounsey
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Jason Hark
HUNTER'S ADDRESS: 7211 N. Richland Dr

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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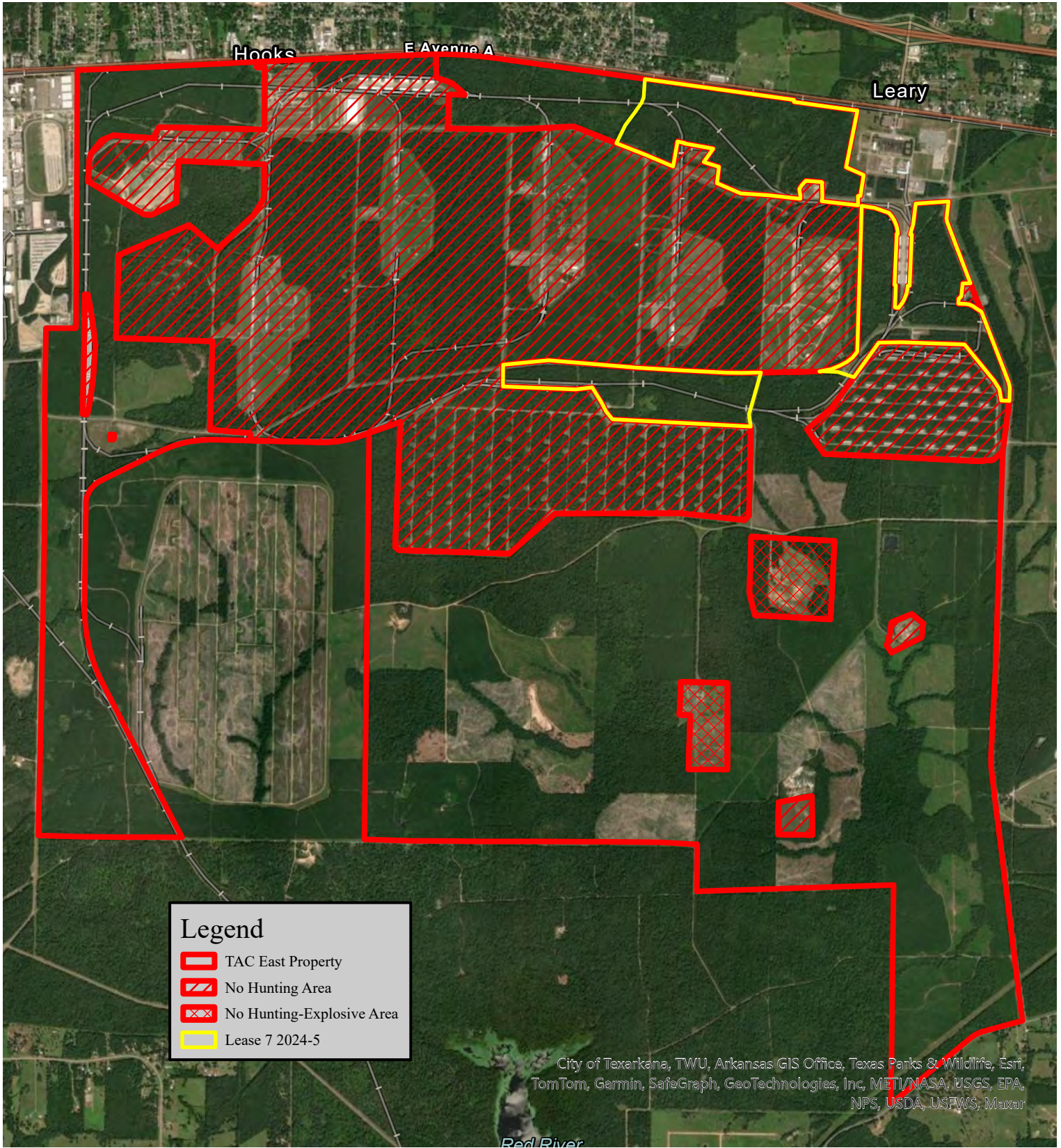
Date: 4/29/2024

Jason Hark
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #7
+/- 630 Acres
Bowie County, Texas**

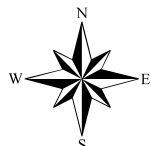


Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 7 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

0.25
Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 27th day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Brian Whelchel, 175 Red River Rd North, Texarkana, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 8

Approx. Acreage: 1,310 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted.

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$9,432.00 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.

6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.

7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.

8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.

9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

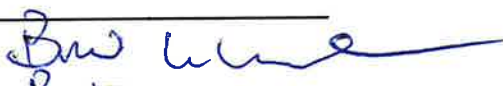
27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.


28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

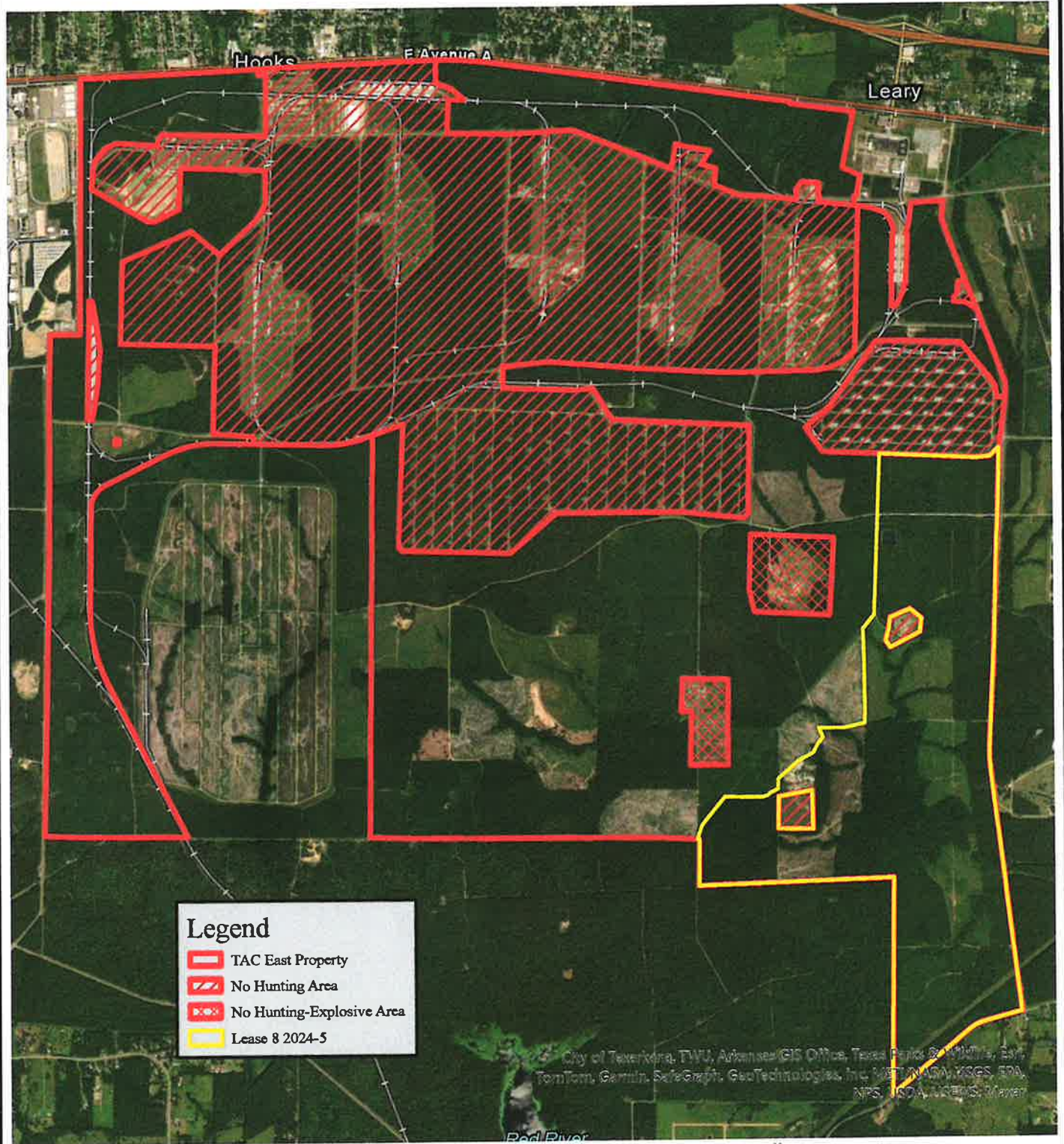
By: 
Name: Brian Whelchel
Title: _____
Address: 175 Red River
Rd W Texarkana TX
Telephone: 903-278-6461 75501
Date: 5/27/24

TexAmericas Center
By: 
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

**TexAmericas Center
Lease #8
+/- 1,310 Acres
Bowie County, Texas**



Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 8 2024-5

0.25
Miles



Printed: 3-18-24
Printed By: CBH

EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Brian Welchel
175 Red River Rd W
Texarkana, TX 75501



Member's signature

2. Member's Name and Address:

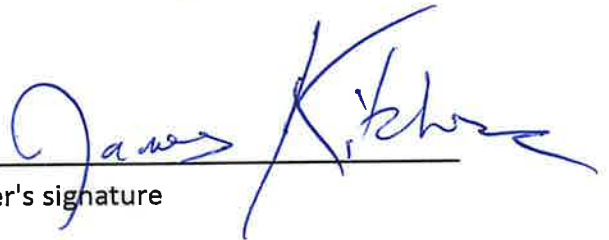
Jay Castle
440 Southern Lakes Rd
Texarkana, TX 75501



Member's signature

3. Member's Name and Address:

James Kitching
7701 Volga Ave
Texarkana TX 75503



Member's signature

4. Member's Name and Address:

Member's signature

5. Member's Name and Address:

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Brian Wheelchel
HUNTER'S ADDRESS: 175 Red River Rd N Texas 75501

Filled in by Club KFS Sheet

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/27/24

Brian Wheelchel
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: James Kitchens
HUNTER'S ADDRESS: 7201 Volga Ave Texas 75303

*Filled in by
KFS from club info
sheet*

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

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Date: _____

HUNTER



Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Jay castle Filled in by KES
From Club Info
Sheet
HUNTER'S ADDRESS: 446 Southern Lake Road Texas 75501

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Date: _____

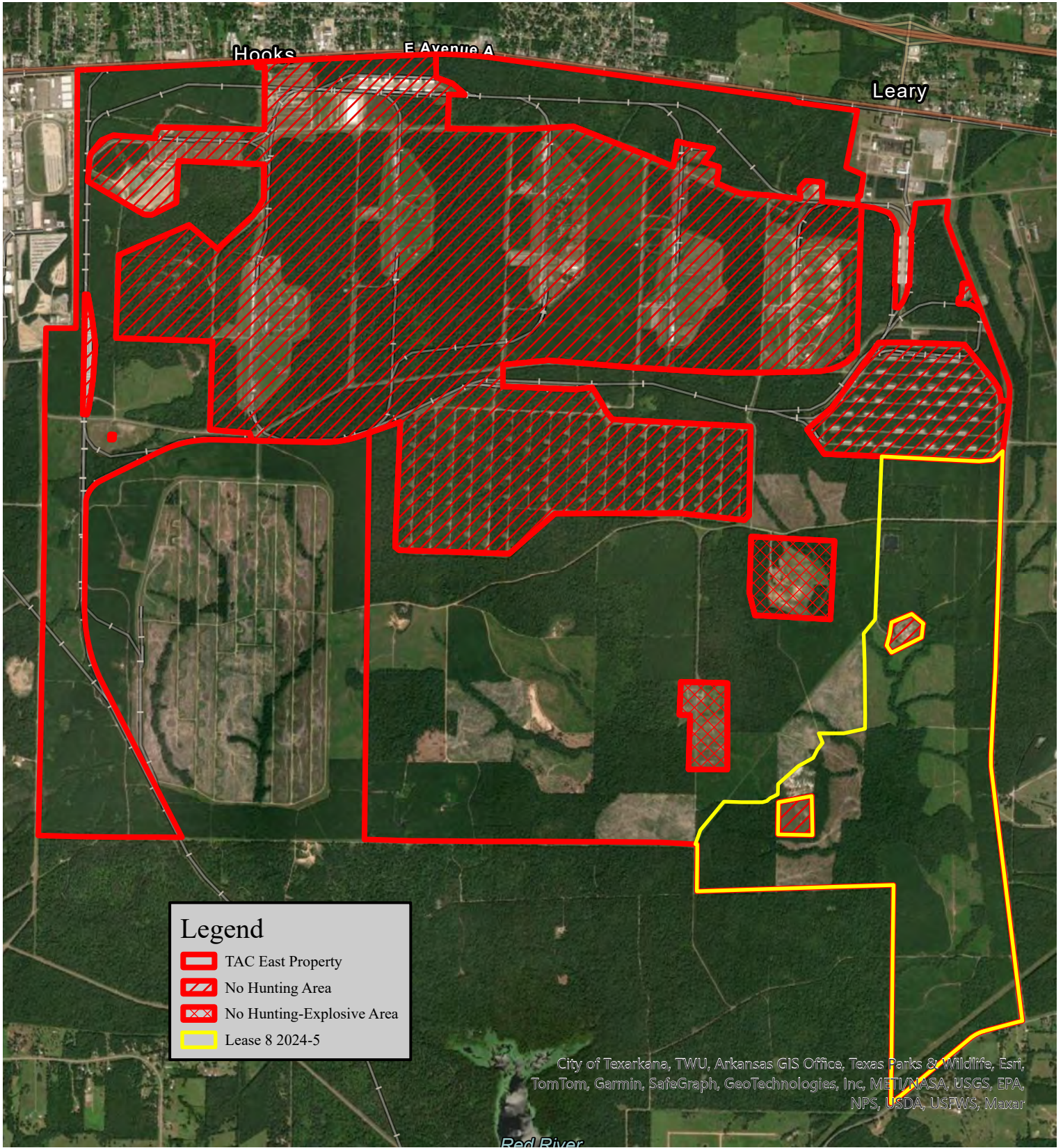


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #8
+/- 1,310 Acres
Bowie County, Texas**

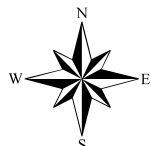


Legend

- TAC East Property
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- Lease 8 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

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Miles



Printed: 3-18-24
Printed By: CBH

HUNTING LICENSE AGREEMENT

This HUNTING LICENSE AGREEMENT, hereinafter called the "Agreement", is made and entered into this 27th day of May, 2024, between TexAmericas Center, 107 Chapel Lane, New Boston, Texas, hereinafter called "TAC", and Brian Whelchel, 175 Red River Rd North, Texarkana, State of Texas, whether one or more, hereinafter called "Licensee".

For and in consideration of the sums to be paid by Licensee to TAC and the covenants herein stated, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between TAC and Licensee as follows:

1. TAC hereby grants to Licensee certain hunting rights, subject to the terms and conditions set forth here, on the property described below and on the map attached hereto as "Exhibit A", hereinafter called the "Property", and by reference made a part hereof:

Tract Number: 9

Approx. Acreage: 1,169 (TAC makes no warranty or representation to the acreage)

Railroad tracks and corridors measured 25 feet on each side of the centerline of the tracks are excluded from the Property and may not be hunted:

2. Licensee shall pay a license fee to TAC upon execution of this Agreement in the amount of \$8,416.80 (\$7.20 per acre including insurance) by check payable to TAC's hunting consultant, Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX 75505.

3. THE RIGHTS WHICH TAC GRANTS TO LICENSEE HERREUNDER SHALL CONSTITUTE A MERE LICENSE AND SHALL NOT BE CONSTRUED AS A SALE, TRANSFER, LEASE, PROFIT, OR OTHER DISPOSITION OF ANY INTEREST IN THE PROPERTY. LICENSEE'S EXERCISE OF ANY RIGHTS HEREUNDER IS PERMISSIVE ONLY AND IN NO SENSE ADVERSE TO THE TITLE, OWNERSHIP AND POSSESSION OF TAC. THE RIGHTS HEREIN GRANTED ARE SOLELY RESTRICTED TO HUNTING RIGHTS.

4. The term of this Agreement shall be for the period beginning on June 15, 2024, and ending on June 14, 2025, with two (2) one-year options, unless terminated earlier as provided herein. Upon expiration or cancellation of this Agreement, all rights granted hereunder shall be revoked and this Agreement shall be of no further force and effect; provide, however, the liability and obligations of Licensee hereunder shall survive the expiration or cancellation of this Agreement.

5. TAC reserves the right for itself and its contractors and agents to enter the Property at any time for any purpose. Licensee recognizes the primary right of licensor to the Property. Licensee shall not interfere with any of the rights of TAC.
6. No more than 1 hunter per 50 acres of the Tract may be hunting at the same time. Only one camp site may be maintained on the Property and TAC must approve the location of the camp site. Only one camp fire pit may be located on the camp site. No fires may be started on the Property other than in the camp site. All camp sites shall be maintained in a neat and orderly manner. Licensee shall keep the Property free of litter and debris at all times. All camp sites must be restored to the condition they were in at the commencement of the Term, including but not limited to filling and leveling of all holes and pits. All campsites must be approved by TAC before moving any equipment to the site.
7. No permanent structures may be erected upon the Property at any time. All temporary structures including but not limited to deer stands, game feeders and other property of Licensee, must have a tag on it with the name of the owner and a phone number where the owner can be reached, and must be removed from the Property prior to expiration of this Agreement. Any personal property of Licensee, its members, guests, invitees, agents, contractors or employees remaining on the Property at the end of the Term of this Agreement shall be deemed abandoned and shall become the property of TAC; alternatively, TAC may require Licensee to remove such personal property and or any structures constructed during the term of this Agreement, or TAC may remove any of the foregoing at Licensee's sole cost and expense.
8. Licensee may not occupy, use, remove, destruct or otherwise alter any improvements existing on the Property at the commencement of the Term of this Agreement.
9. No motor vehicles, other than four wheel all terrain vehicles, may be driven or parked on the Property other than on the access roadways to the Property or in the area of the camp site. Licensee and persons on the Property with the consent of Licensee shall not block the access roadways to the Property. Licensee shall make all reasonable efforts to avoid rutting of the Property. Licensee agrees to compensate TAC for the expense to repair damage to roadways and rutting of the Property by Licensee and those persons on the Property with the consent of Licensee. No motorcycles, dirt bikes, or other vehicles having less than 4 wheels may be used on the Property. All motor vehicles parked on or near access roads and the camp site shall have displayed on the dash of the vehicle clearly visible through the windshield a parking permit issued by TAC's consultant, Kingwood Forestry Services, Inc.-TX. Vehicles which do not have a parking permit visibly displayed as required are subject to being towed from the premises and impounded. The vehicle owner shall be responsible for paying, or reimbursing TAC or its consultant, all fees and charges owed for towing and storage of the vehicle.

10. Hunting may only be conducted using shotguns, muzzle loading long guns, rifles, and archery. No hunting, deer stands or blinds shall be allowed or permitted on or within fifty (50) feet of the roadways on or adjoining the Property, any railroad tracks on the Property, or within fifty (50) feet of the boundaries of the Property (Tract). Hunters must use appropriate safety equipment including but not limited to orange vests or jackets. No shooting across boundaries of the Property (Tract), railroad tracks, or adjoining roads may be conducted. Hunters shall report all game kills to TAC's consultant, Kingwood Forestry Services, Inc.-TX within two (2) business days after the kill. Cleaning of animals and/or dumping of carcasses in the right-of-way of roads is prohibited.

11. The driving of nails, spikes, screws, bolts or any other metal object into any tree on the Property for building deer stands or for any other purpose is strictly prohibited.

12. Licensee shall use the Property for hunting purposes only. Licensee shall compensate TAC for any damage to trees, roads, fences, buildings or other improvements located on the Property.

13. All local, state and federal laws, including but not limited to hunting regulations, shall be observed by Licensee, its members, guests, invitees, agents, employees and others on the Property with the consent of Licensee. If Licensee observes any illegal activity on the Property or on any other property in the vicinity of the Property, Licensee shall report such activity to TAC or its consultant Kingwood Forestry Services, Inc.-TX immediately.

14. Each and every person who intends to hunt upon the Property must prior to the initiation of the hunt execute and deliver to TAC's consultant, Kingwood Forestry Services, Inc.-TX the required HUNTER RELEASE, INDEMNITY AND ASSUMPTION OF RISK AGREEMENT.

15. None of the rights granted herein may be assigned, transferred or sublicensed by Licensee. Licensee shall not engage in any guided hunting, fee hunting, or any other commercial hunting on the Property, nor permit any other persons to do so. Any attempted or purported assignment, transfer, sublicensing or commercial use by Licensee or any of its members, guests, invitees, agents, contractors or employees shall be void, and shall at TAC's election be cause for the immediate termination of this Agreement.

16. Licensee, its members, guests, invitees, agents, and employees shall enter the Property AT THEIR OWN RISK, and shall not use the Property in any manner which might interfere with the rights of TAC, its agents, contractors and employees including the right to cut and remove any trees or stumps from the Property. Licensee acknowledges and agrees that the Property is part of a former military installation, and is subject to environmental inspection, characterization and remediation in accordance with the terms of the documents whereby the United States of

America acting by and through the Department of the Army conveyed the Property to TAC, and it may be necessary for the Department of the Army and/or its contractors and/or TAC and/or its contractors to access the Property to conduct environmental activities upon the Property. In such event, TAC shall notify Licensee of the dates and times for such activity, and the right to hunt during such times may be limited or restricted as indicated by TAC in its notice to the Licensee. Furthermore, it may be necessary in some cases to limit hunting activities upon the Property or parts thereof during Department of the Army or TAC activities upon adjoining property which require the imposition of Blast Arcs upon the Property or parts thereof. In such event TAC shall notify Licensee of the time and location of the Blast Arcs and no hunting will be permitted during such times in said locations. In the event that a person uncovers, observes or otherwise becomes aware of military grade ammunition, projectiles, mines, grenades, or other munitions of concern, including but not limited to shell fragments and casings, the individual and the Licensee shall immediately move away from the area, mark the location of the materials upon a map or drawing of the area, and contact TAC during normal business hours at 903-223-9841, or call 911 emergency center during after hours, weekends and holidays or if TAC cannot be reached.

17. TAC reserves the right to restrict Licensee's use of the Property, including but not limited to prohibition of camp fires and open flames, if in the sole judgment of TAC weather condition present an extreme fire hazard to the timber located on the Property.

18. TAC reserves the right to impose additional restrictions on the use of the Property as may be necessary in the sole judgment of TAC to protect the Property or the game on the Property.

19. TAC has no responsibility for protecting the Property from trespass. Licensee shall have the right to post signs at all boundary lines and points of access to the property such as "Posted-No Hunting-Private Hunting Club Members Only". The club name may also be included on such signs. All such signs must be removed prior to the expiration of the Term of this Agreement.

20. IT IS UNDERSTOOD AND AGREED THAT LICENSEE ACCEPTS THE PROPERTY IN ITS PRESENT "AS IS" CONDITION. LICENSEE UNDERSTANDS THAT THERE MAY BE HIDDEN HAZARDS, INCLUDING BUT NOT LIMITED TO HOLES, FENCE WIRE, SNAKES, WELLS, SWAMPS, PONDS, HARMFUL PLANTS AND UNAUTHORIZED PERSONS ON THE PROPERTY, OR OTHER RISKS THAT MAY CAUSE INJURY OR DEATH. LICENSEE ASSUMES ALL THESE RISKS AS ITS OWN RESPONSIBILITY, AND AGREES TO HOLD TAC, ITS OFFICERS, DIRECTORS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS OF LOSS, DAMAGES, LIABILITIES, PERSONAL INJURIES, OR EXPENSES (INCLUDING BUT NOT LIMITED TO COURT COSTS, LITIGATION EXPENSES AND ATTORNEYS' FEES) INCURRED AS A RESULT OF ANY INJURY TO OR DEATH OF ANY PERSON OR PERSONS OR ANY DAMAGE TO PROPERTY IN ANY WAY ARISING OUT OF OR CONNECTED WITH THE ACTIVITIES OF LICENSEE, ITS MEMBERS, GUESTS, INVITEES,

AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON THE PROPERTY UNDER THE AUTHORITY OF THIS AGREEMENT. TAC IS AN AGRITOURISM ENTITY UNDER THIS LEASE AND IS NOT LIABLE FOR ANY INJURY TO OR DEATH OF AN AGRITOURISM PARTICIPANT RESULTING FROM AGRITOURISM ACTIVITIES.

21. This Agreement may be terminated by TAC at any time for any breach of any term of this Agreement. Notice of Termination shall be in writing and may be hand delivered to Licensee, or any member thereof, or may be sent by mail to Licensee. Termination shall be effective immediately in the event of hand delivery, and on the third day after deposit of the notice in the mail addressed to Licensee at the address indicated below. Termination pursuant to this paragraph shall not entitle Licensee to a refund of the license fee. Termination pursuant to this paragraph shall disqualify Licensee and each member, partner or shareholder of Licensee from hunting on TAC property for the next three hunting years.

22. This Agreement may be cancelled by TAC at any time without cause upon thirty days written notice to Licensee mailed to the address indicated below. If this Agreement is cancelled pursuant to this paragraph, TAC shall refund to Licensee part of the license fee, prorated according to the number of days remaining in the term of this Agreement.

23. Licensee may terminate this Agreement at any time upon three days notice to TAC. If this Agreement is terminate by Licensee pursuant to this paragraph, no part of the license fee shall be refunded. Termination pursuant to this paragraph shall not release Licensee, its members, guests, invitees, agents or employees form the liabilities and indemnities provided in this agreement which shall survive the termination of this Agreement.

24. TAC is under no obligation to renew this Agreement, and Licensee has no priority rights or options to extend or renew this Agreement.

25. This agreement constitutes the entire agreement between TAC and Licensee with respect to the Property, rights and privileges addressed herein. All agreements, rights and privileges addressed herein which are binding upon or applicable to either TAC or Licensee shall also be binding upon and applicable to the heirs, successors and legal representatives of the parties.

26. No amendment to this Agreement shall be binding upon TAC or Licensee unless it is in writing and executed by both parties.

27. This Agreement and the rights and duties of the parties under it are governed by the laws of the State of Texas. Any litigation regarding the terms or enforcement of this Agreement shall be filed and maintained in the District Court of Bowie County, Texas.

28. Licensee shall furnish TAC and its consultant a list of its members, partners and/or shareholders and their addresses, together with their acceptance and agreement to be bound by the terms and conditions hereof on the form attached hereto as "Exhibit B" which is hereby incorporated and a part hereof.

29. The term "Licensee" as used herein means the Licensee named above together with its members, guests, invitees, agents, employees and all others on the Property with the consent of Licensee and/or its members.

30. Licensee shall provide general liability insurance in the amounts required by TAC by paying in addition to the license fee a portion of the premium upon a policy to be obtained by Kingwood Forestry Services, Inc.-TX on behalf of TAC.

Executed and effective as of the date of the later to sign of the parties.

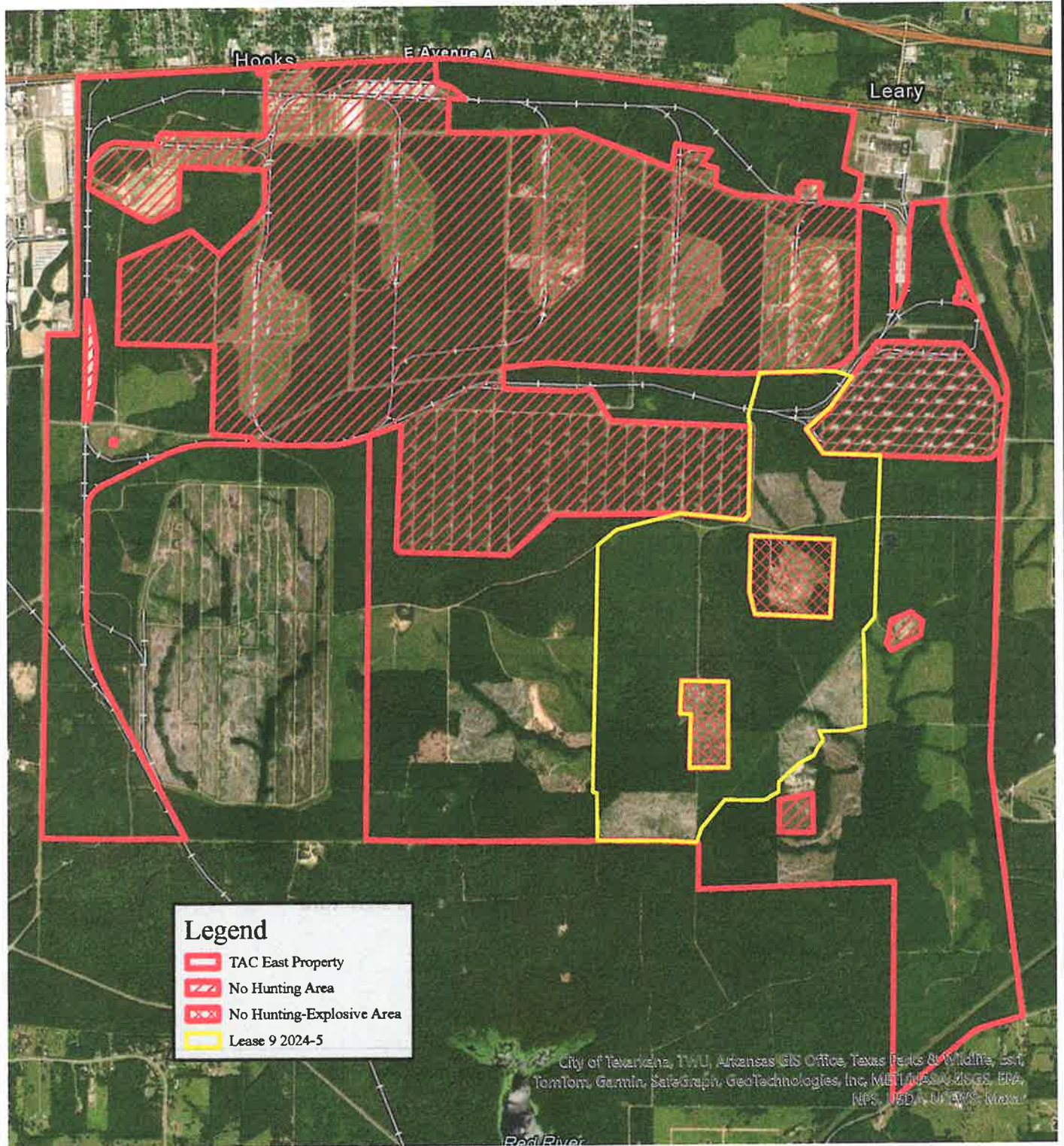
By: Brian Whedder
Name: Brian Whedder
Title: _____
Address: 175 Red River Rd
W. Texarkana TX 75501
Telephone: 903-278-6461
Date: 5/27/24

TexAmericas Center
By: Scott Norton
Scott Norton
Executive Director/CEO
107 Chapel Lane
New Boston, TX 75570
Telephone: 903-223-9841
Date: 6/26/24

TAC's Consultant:
Kingwood Forestry Services, Inc.-TX
P.O. Box 5887
Texarkana, TX 75505
Telephone: 903-831-5200

Exhibit A - Tract Map
Exhibit B - Membership Information

**TexAmericas Center
Lease #9
+/- 1,169 Acres
Bowie County, Texas**



Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 9 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI, NGA, USGS, EPA, NPS, USFWS, USFWS, Texas

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Miles



Printed: 3-18-24
Printed By: CBH

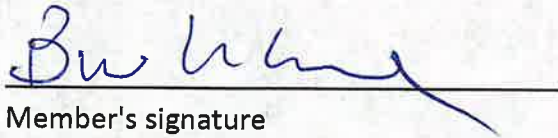
EXHIBIT B

CLUB MEMBERSHIP INFORMATION

The undersigned, constituting all the members, owners, partners or shareholders of the Licensee hereby warrant and represent that we have each read the terms and conditions of the Hunting License Agreement, and we each, jointly and severally, accept said terms and agree to abide by and be bound to perform the terms as stated in said Hunting License Agreement.

1. Member's Name and Address:

Brian Whelchel
175 Red River Rd W
Texarkana, Tx 75801


Member's signature


2. Member's Name and Address:

Hank Corbell
257 CR 1231
Texarkana, Tx 75801


Member's signature

3. Member's Name and Address:

Tom Whitten
#4 Big Oak
Texarkana, Tx 75803


Member's signature

4. Member's Name and Address:

Savannah Corbell Green
257 CR 1231
Texarkana, Tx 75801


Member's signature

5. Member's Name and Address:

Shane Brauner
2211 CR 101
Walnut ms 38683

Member's signature

6. Members Name and Address:

Member's signature

(Continue on additional pages if necessary to have all member information and signatures.)

Added
by
KFS

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Shane Brawner
HUNTER'S ADDRESS: 2211 CR 101, Walnut, MS 38683

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVITY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 3-13-29



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: _____
HUNTER'S ADDRESS: _____

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (B) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/27/24

Bruce White
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Hank Corbell
HUNTER'S ADDRESS: 257 Cir 1231 - 146, TX 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/30/24



HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Tom Whitten
HUNTER'S ADDRESS: #4 Big Oak, Tsk, TX 75503

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

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Date: 5/30/24

Tom Whitten
HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TEXAMERICAS CENTER HUNTING
RELEASE, INDEMNITY, AND ASSUMPTION OF RISKS**

PROPERTY: TexAmericas Center - East and TexAmericas Center - West
PROPERTY OWNER: TexAmericas Center
HUNTER: Savannah Corbell Green
HUNTER'S ADDRESS: 257 CR 1231 Tpk, Tx 75501

1. *Assumption of Risks.* THE UNDERSIGNED ACKNOWLEDGES THAT (a) DANGEROUS NATURAL OR MAN-MADE CONDITIONS MAY EXIST OR OCCUR ON THE PROPERTY, INCLUDING STREAMS AND CREEKS WITH CURRENTS AND WATER THAT MAY BE DEEP OR FLOOD, HAZARDOUS DRIVING AND WALKING CONDITIONS, UNEVEN TERRAIN, AND THE PRESENCE OF WILD, DOMESTIC, POISONOUS, OR DISEASED ANIMALS, ELEVATED HUNTING STANDS, AND/OR CAMOUFLAGED SUNKEN HUNTING BLINDS; (b) THE PROPERTY IS PART OF A FORMER MILITARY INSTALLATION AND THERE MAY BE UNKNOWN MUNITIONS AND EXPLOSIVE DEVICES LOCATED ON THE PROPERTY, AND (c) HUNTING IS AN INHERENTLY DANGEROUS ACTIVITY INVOLVING THE USE OF FIREARMS AND OTHER LETHAL IMPLEMENTS AND THE PRESENCE OF OTHER HUNTERS. THE UNDERSIGNED ASSUMES ALL SUCH DANGERS AND RISKS.

2. *Indemnity.* THE UNDERSIGNED FOR HIMSELF AND HUNTER WILL INDEMNIFY, DEFEND, AND HOLD PROPERTY OWNER AND ITS AGENTS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS (COLLECTIVELY, "PROPERTY OWNER") HARMLESS AGAINST ALL CLAIMS, DAMAGES, AND COSTS (COLLECTIVELY, "CLAIMS") INCURRED BY OR ALLEGED AGAINST PROPERTY OWNER AND ARISING OUT OF OR RELATING TO ANY ACT OR OMISSION OF THE UNDERSIGNED OR ANY OF THE UNDERSIGNED'S AGENTS, EMPLOYEES, CONTRACTORS, LICENSEES, HUNTER OR OTHER HUNTERS ON THE PROPERTY, OR VISITORS WHILE AT THE PREMISES, INCLUDING ANY CLAIMS BASED ON ANY (a) INJURY TO OR DEATH OF ANY PERSON(S), (b) DAMAGE TO OR LOSS OF PROPERTY, OR (c) FAILURE OF HUNTER TO COMPLY WITH ANY APPLICABLE LAWS OR THE HUNTING POLICY OF PROPERTY OWNER.

3. *Release.* THE UNDERSIGNED WAIVES AND RELEASES FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, AND ALL PERSONS IN PRIVACY WITH HIM, ALL CLAIMS AGAINST PROPERTY OWNER AND RELEASES PROPERTY OWNER FROM ANY LIABILITY, BASED ON ANY (a) INJURY TO OR DEATH OF HIMSELF AND/OR HUNTER OR (b) DAMAGE TO OR LOSS OF ANY PROPERTY BELONGING TO HIMSELF AND/OR HUNTER.

4. *Negligence of Property Owner.* THE FOREGOING INDEMNITIES, WAIVERS, AND RELEASES WILL APPLY EVEN IF THE INCIDENT GIVING RISE TO THE CLAIM IS CAUSED IN WHOLE OR IN PART BY THE CONDITION OF THE PREMISES OR BY THE SOLE OR CONCURRENT NEGLIGENCE OF PROPERTY OWNER.

5. *Underage Hunters.* IF HUNTER IS A MINOR (UNDER AGE 18), HUNTER'S PARENT OR LEGAL GUARDIAN MUST EXECUTE THIS DOCUMENT AS CONSIDERATION FOR SAID MINOR TO ENTER UPON AND/OR HUNT UPON THE PROPERTY.

Date: 5/30/24

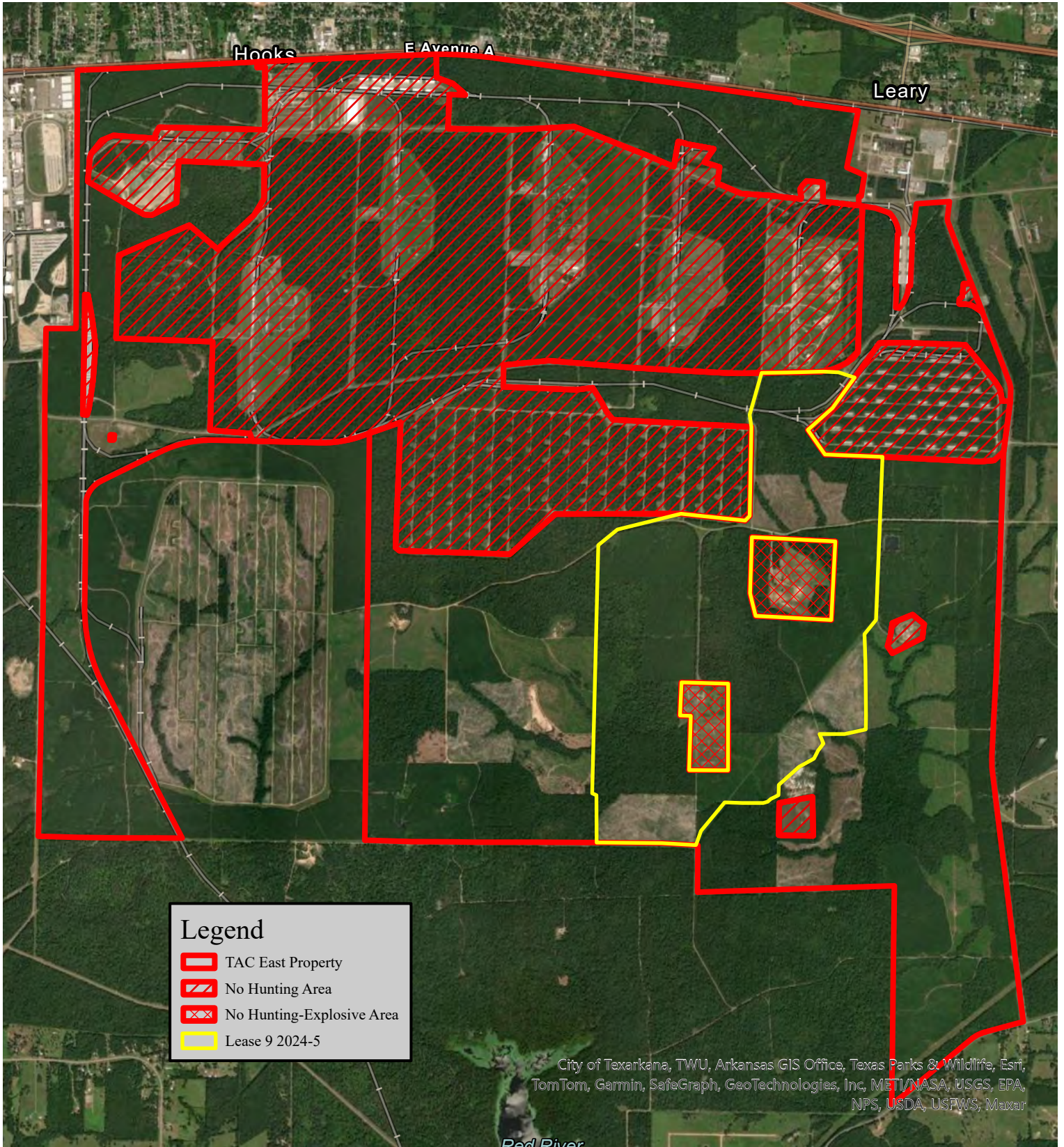


HUNTER

Date: _____

HUNTER'S PARENT OR LEGAL GUARDIAN
(if Hunter is under the age of 18)

**TexAmericas Center
Lease #9
+/- 1,169 Acres
Bowie County, Texas**

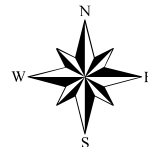


Legend

- TAC East Property
- No Hunting Area
- No Hunting-Explosive Area
- Lease 9 2024-5

City of Texarkana, TWU, Arkansas GIS Office, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Maxar

0.25
Miles



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Printed By: CBH