

TOLAR INDEPENDENT SCHOOL DISTRICT

Bid Sheet for Agricultural and Grazing Lease

Summary of terms in the lease (specific, legally binding lease will be agreed upon and signed by both parties prior to agreement being complete):

- Grazing and agricultural lease on 59 acres of land located at 750 Hill City Hwy, Tolar, TX 76476
- Excluded: Any structural equipment situated on the premises.
- Terms: Initial terms of lease – 36 months, beginning June 15, 2025.
- Termination: Landlord may terminate the lease upon 30 days' notice to the Tenant.
- Rent: Determined by bid process. Payments will be made in three equal annual installments. First payment will be due at signing of lease, following two installments to be made by June 15, 2026 and June 15, 2027.
- Permitted uses: Solely for the purposes of grazing cattle, horses and other livestock and agricultural purposes, and no other purposes.
- Proof of Insurance: During the Term of this Lease, Tenant will, at its own cost and expense, maintain and provide general liability insurance relating to the Premises for the benefit and protection of the Landlord and Tenant, with the Landlord named as an additional insured in such policy of liability insurance for bodily injury or property damage arising out of any accident of occurrence. Certificate of Insurance will be provided to Landlord by Tenant's agent prior to Tenant's use or occupancy of Premises.
- **Tenant shall:**
 - Obey all laws, ordinances, and rules and regulations applicable to the use, condition, or occupancy of the Premises, now in effect or hereafter enacted.
 - Maintain the Property in good condition. Tenant shall spray mesquite trees on the Property in effort to maintain and provide for controlled prevention of mesquite tree growth. Tenant will be responsible for costs associated with this.
 - Pay all labor, fuel, or utility services used by Tenant.
 - Pay all taxes, if any, on Tenants property located on the Premises.
 - Allow Landlord to enter premises to inspect the Premises and/or to show the Premises to prospective purchasers and/or tenants. Or, to plan for future ISD needs or purposes.
 - Repair, replace, and maintain at Tenant's sole expense and in a timely manner, any injury or damage to any part of the Premises used by the Tenant, including but not limited to, fences, or any part thereof. Tenant shall be solely responsible at all times for maintaining any and all fencing in order to corral Tenant's livestock on the Premises.
 - Vacate the Premises on the last day of the term or upon earlier termination as provided by lease.
 - Pay all costs associated with maintaining the property and the livestock kept on the Premises.
 - Use the highest standards or animal husbandry in grazing the Premises.
 - Keep all gates on the Premises closed and locked.
 - Enter and exit the Premises only at those places designated by the Landlord.
 - Keep all livestock corralled on the Premises to ensure public safety.

• **The tenant agrees not to:**

- Use the Premises for any purpose other than the permitted use.
- Create or allow a nuisance or permit any waste of the Premises.
- Change Landlord's lock system.
- Alter the Premises, including clearing new roads, moving or erecting any fences, or locating on the Premises any type of manufactured housing or mobile home.
Notwithstanding the foregoing, Tenant shall be permitted to erect electric or traditional fencing as necessary from time-to-time to facilitate the grazing of livestock.
- Assign the Lease or sublease any portion of the Premises without Landlord's written consent.
- Permit weapons, hunt or fish on the Land or allow anyone else to do so.
- Litter or leave trash or debris on the Premises.
- Allow a lien to be placed on the Premises.

Please return completed bid sheet in a sealed envelope in person to the Tolar ISD Administrative office at 305 S. Oak Lane, Tolar, TX 76476 or by mail to P.O. Box 368, Tolar, TX 76476. All bids must be received or postmarked no later than 4:00 p.m. On Monday, March 24, 2025.

Name of Individual Bidding on Lease of Property: _____

Address: _____

Contact Phone Number: _____

Date: _____

Total Amount of Bid for Three-Year Lease: _____