

BOVINE BOARDING CONTRACT

THIS AGREEMENT is made and entered into to be effective as provided herein by and between James Ranch Artisan Cheese LLC, whose address is 33304 Highway 550, Durango, CO 8301 (herein called "JRAC"), and

whose address is _____

_____ (herein called "Boarder").

RECITALS

1. James Ranch Artisan Cheese is the owner of dairy facilities at 33846 Hwy 550, Durango, CO 81301 for the holding, caring for, handling and milking of dairy cows (female bovines). Said facilities will be used for the boarding and milking on behalf of the Boarder and others of the dairy cows which will constitute the hereafter defined Herd.
2. Boarder is the owner of: An undivided interest of _____ (____) shares in a herd (herein called the "Herd") of dairy cows (female bovines) located at the JRAC facilities, the address of which is 33846 Hwy 550, Durango, CO, and all replacements and increase of the dairy cows, which herd constitutes and shall constitute all of the dairy cows, producing or dry, at that location.
3. Boarder (together with the owners of all the undivided interests in the Herd who are each entering into an agreement with JRAC substantially similar to this one) desires to board the Herd with JRAC and to have JRAC care for and milk the cows in the Herd and JRAC desires to take on the boarding obligation.

AGREEMENTS

NOW, THEREFORE, for and in consideration of the recitals and the mutual obligations contained in this Agreement, the parties agree as follows:

1. Definitions: In addition to other terms defined in this Agreement, for purposes of this Agreement, the terms:
 - a. "Boarding" shall mean having possession of, feeding, maintaining and caring for the Herd, milking the Herd and preparing the production of milk from the Herd for pick up by Herd owners or their agent(s).
 - b. "Herd Agreements" shall mean collectively this Agreement and all of the other agreements substantially similar to this one signed by the owners of the remaining undivided interests in the Herd.
 - c. "Herd Owners" shall mean collectively all of the owners of undivided interests in the Herd.
 - d. "Percentage Interest" shall mean the undivided percentage interest of Boarder (or another person) in the Herd determined by dividing the total number of the Boarder's (or other person's) undivided number of shares in the Herd by the total number of shares created and existing from time to time in the entire Herd.
2. Delivery of Herd for Boarding. Upon the execution of agreements substantially similar to this one by the owners of all the ownership interests in the Herd, JRAC shall take possession of the Herd for and on behalf of the owners
3. Boarding Fees. For boarding the Boarder's undivided interest in the Herd, Boarder shall pay to JRAC a uniform monthly boarding fee equal to \$36.00 per share of the herd owned by Boarder. The first month's boarding fee is being paid with the execution of this Agreement. Thereafter, the uniform boarding fee shall be paid by Boarder to JRAC, in advance, on or before the twentieth (20th) day of each month during the time this Agreement is in effect. The parties agree the amount of the uniform boarding fee is a fair and reasonable charge equal to the actual average costs to be incurred by Boarder for its services to be provided to JRAC under this Agreement.
4. Shares of Milk.

- a. Boarder shall be entitled to receive the milk production from Boarder 's undivided shares in the Herd. The milk production attributable to Boarder 's undivided interest shall be equal to Boarder's Percentage Interest in the total seasonal milk production from the Herd.
 - b. Boarder shall pick up owners' share of milk production at the James Ranch Artisan Cheese facilities at least one time per week (or more frequently if JRAC determines that to be necessary to preserve the milk for its owners) at times to be specified by JRAC; provided, that JRAC shall make every reasonable effort to make those times convenient for the Herd Owners by soliciting comments on scheduling from the Herd Owners.
5. Duties of JRAC. In addition to any other duties provided in this Agreement, JRAC shall have the following duties in connection with the boarding of the Herd:
 - a. To receive the Herd for boarding at its principal place of business and to provide any other reasonable services required for in this Agreement or requested by the Herd Owners;
 - b. To maintain and care for the Herd using sound practices in accordance with the Herd Health Plan and Dairy Operating Standards attached to this Agreement and incorporated in it by reference and, whether applicable to the operations of JRAC or not, as closely as reasonably possible to the requirements of the Colorado Health Laws and Regulations applicable to the caring of female bovines and the handling of milk productions from them;
 - c. To manage the Herd for and on behalf of the Herd Owners and to acquire and dispose of cows as shall be necessary to maintain the health and productive capacity of the Herd;
 - d. To pay all expenses for maintaining and caring for the Herd as required above;
 - e. To provide reports to Boarder as shall be appropriate to apprise Boarder of the condition of the Herd and any other information which JRAC believes will be useful to Boarder regarding the health and performance of the Herd with respect to Boarder's interest in the Herd.
6. Special Services. In addition to the uniform boarding fee provided for in this agreement, should Boarder request JRAC to perform any special services beyond the boarding and milking required under this Agreement, Boarder and JRAC shall agree as to the amount of additional charges, if any, to be paid by Boarder to JRAC for the special services.
7. No Sales of Milk. Boarder and JRAC acknowledge that the sale of raw milk is prohibited by the State of Colorado. Under no circumstances shall either Boarder or JRAC transfer the ownership or possession of any raw milk production from the Herd in any transaction that would constitute a sale of milk in violation of the statutes of the State of Colorado or the regulations of the Colorado Department of Public Health and Environment. Boarder and JRAC each agrees to indemnify and hold the other harmless for any liability, loss, damage, expense or penalties which are incurred by the other because of a breach of the provisions of this Section by the indemnifying party.
8. Lien for Charges; Enforcement.
 - a. Boarder shall timely pay all expenses resulting from boarding and other charges resulting from the boarding and care of the Herd. JRAC shall have, and Boarder specifically grants to JRAC, a lien and security interest in the undivided interest of Boarder in the Herd for all unpaid boarding and other charges resulting from the boarding and care of the Herd and other services required or requested of JRAC by Boarder under and pursuant to this Agreement.
 - b. Boarder agrees that in the event the charges due JRAC by Boarder are not paid within the time provided herein or otherwise agreed to between Boarder and JRAC, JRAC may exercise its lien rights, and in connection with such rights, may dispose of Boarder's interest in the Herd for any and all unpaid charges at public or private sale, with or without public notice or notice to Boarder of the sale, after ten (10) days notice to Boarder of the unpaid charges. In the event the sale does not secure a sufficient price to pay the charges due and any and all costs of the sale, Boarder shall pay to JRAC the difference within ten (10) days of demand by JRAC. Any amounts realized by JRAC at the sale, over and above charges due and any and all costs of the sale, shall be returned to the Boarder.
9. Ownership; Transfer.
 - a. Boarder specifically represents and warrants to JRAC that Boarder is the owner of the undivided interest in the Herd described in the recitals and has acquired the interest in the Herd for Boarder's own use and benefit.

- b. Boarder shall not transfer or assign any of Boarder's rights or interests in the Herd or under this Agreement without the prior written consent of JRAC, which consent shall not be unreasonably withheld, and without the transferee or assignee having entered into a Herd Agreement covering the interest being transferred or assigned prior to or contemporaneously with the transfer or assignment. Boarder shall at no time and under no circumstance sell or exchange any of Boarder's interest in the production from the Herd and shall at all times use the Boarder's share of production for Boarder's own use. Because all of the Herd Agreements are interdependent and cannot function without all interests in the Herd being covered by them, notwithstanding the foregoing, if any court orders a transfer or assignment of an interest in a proper cause of action, the Court is requested to make the transfer or assignment subject to the terms of a Herd Agreement with respect to the transfer or assignment being ordered by the Court.

10. Liability.

- a. JRAC shall not be liable to Boarder for any loss of or damage to the Herd or for anything resulting from the care and maintenance of the Herd by JRAC or from handling of production from the Herd by JRAC so long as JRAC shall have complied with the requirements of this Agreement with respect to the Herd and the milk production from it.
- b. JRAC shall not be liable to Boarder for any sickness, death, loss or damage from the production of raw milk produced and received by Boarder unless JRAC shall have failed to comply with the herd Health Program and the Operation Standards attached to this Agreement and the sickness, death, loss or damage shall have resulted directly from the failure of JRAC to so comply.
- c. Notwithstanding the foregoing, JRAC shall indemnify and hold Boarder harmless for any loss, damage, liability or expense caused by any animal in the Herd to the Boarder or property of Boarder or third parties because of the gross neglect or intentional act or omission of JRAC.

11. Damage Claims. In the event that Boarder seeks to assert any claim against JRAC for any reason in connection with this Agreement or the activities of JRAC under it, Boarder must file a written claim with JRAC stating the nature of the claim and the amount of relief sought within one hundred eighty (180) days after Boarder becomes aware of the circumstances giving rise to the claim. Unless Boarder files the claim within the prescribed time, Boarder waives any and all right that Boarder may have against JRAC for any liability arising under this Agreement.

12. Arbitration of Disputes. All disputes, claims, and questions regarding the rights and obligations of the parties under the terms of this Agreement are subject to arbitration. Either party may make a demand for arbitration by filing a demand in writing with the other party within one hundred eighty (180) days after the dispute first arises. Thereafter, the arbitration shall be conducted by three arbitrators (one appointed by Boarder, one by JRAC, and a third by the other two arbitrators) in accordance with the rules of commercial arbitration of the American Arbitration Association. Each party shall pay the party's own costs in connection with the arbitration, and costs of the arbitrators shall be paid in equal amounts by the parties.

13. Effective Date.

- a. This Agreement shall be effective the day following the execution of this Agreement.
- b. This Agreement shall continue so long as the Herd agreements are in effect for the entire Herd. If any one of the Herd Agreements, other than this one, shall be terminated for any reason, this Agreement shall continue in effect for an additional one hundred eighty (180) days during which time JRAC and the remaining Herd Owners may seek to obtain one or more Herd Agreements covering that portion of the Herd which was covered by the terminated Herd Agreement (s). If a replacement Herd Agreement is not obtained within the specified time period, this Agreement may be terminated by JRAC pursuant to subsection 14.A below. In seeking a replacement Herd Agreement, JRAC may for its own account determine to take on the obligations under a terminated Herd Agreement; provided that in so doing, JRAC will take no actions which would involve the sale of milk from the Herd in contravention of a Herd Agreement or the laws and applicable regulations of the State of Colorado.

14. Termination.

- a. This agreement may be terminated by JRAC upon fourteen (14) days notice to Boarder so long as JRAC shall terminate all the Herd Agreements at the same time or has found a replacement Herd Agreement for this Agreement.
- b. This Agreement may be terminated by Boarder upon fourteen (14) days notice to JRAC or Boarder has found another person who is acceptable to JRAC who acquires Boarder's interest in the Herd and signs a Herd Agreement substantially the same as this one.

15. Force Majeure. Notwithstanding anything to the contrary in this Agreement, JRAC shall not be responsible for any delay or failure of its performance under this Agreement if the delay or failure is caused by any matter beyond the control of JRAC including, but not limited to, an illness in the Herd not caused by a breach of JRAC's duties under this Agreement and which JRAC has promptly taken steps to have treated or corrected, death of cows in the Herd which does not result from a breach by JRAC of its duties under this Agreement, government regulations, public emergency or necessity, legal restrictions, labor disputes and actions related thereto, riot, war, insurrection; windstorms, rainstorms, snowstorms, floods or other acts of God.

16. Miscellaneous.

- a. Construction. When necessary for proper construction, the masculine of any word used in this Agreement shall include the feminine and neuter gender, the singular, the plural, and vice versa.
- b. Governing Law. This Agreement is being executed and delivered in the State of Colorado and shall be construed in accordance with and governed by the laws of such state.
- c. Captions. The captions of sections and subsections contained in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.
- d. Entire Agreement. This Agreement constitutes the entire contract between the parties and may not be modified or amended except in writing signed by both parties.
- e. Waiver. No assent or waiver, expressed or implied, to any breach of any one or more of the covenants or agreements hereof shall be deemed or taken to be a waiver of any succeeding breach.
- f. Incorporation by Reference. All schedules, exhibits and attachments referred to in this Agreement are incorporated by reference and made a part of this Agreement.
- g. Assignment. This Agreement and each of its provisions shall inure to the benefit of and be binding upon the parties, their successors and permitted assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates shown below to be effective on the date described above.

BOARDER:

JAMES RANCH ARTISAN CHEESE:

(Signature)

(Signature)

(Print Name)

(Print Name)

(Address)

(Title)

(Address)

(Telephone)

(Telephone)

(Date)

(Date)