

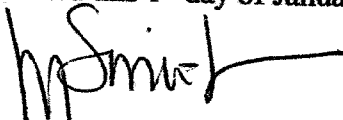
2006

Cuchara River Estates Property Owners Association, Inc.
Raspberry Mountain Ranch Property Owners Association, Inc.

The undersigned parties agree to the following grazing lease: Cuchara River Estates Property Owners Association, Inc. and Raspberry Mountain Ranch Property Owners Association, Inc. (lessors) agree to lease, for grazing of cattle only, property described on attached Exhibit A (known as Cuchara River Ranch, and Raspberry Mountain Ranch), properties located in Huerfano County, Colorado, containing approximately 2000 acres, for a period of one year, commencing January 1, 2006 and ending December 31, 2006. The lessee shall be Joy Smith, dba North Star Ranch Cutting Horses, LLC, a Colorado Limited Liability Company. The following conditions are a part of the lease:

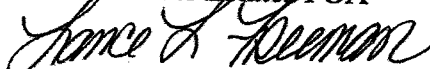
1. Lessee shall be limited to no more that (35) pair of cows and calves on the ranch at any one time.
2. Payment of grazing lease shall be as follows: (\$1.00 per acre) or \$2,000. One-half or \$1,000 shall be paid upon execution of this lease and the remainder no later than July 1, 2006.
3. Lessee shall remove all dead cattle from the ranch immediately upon discovery or upon notification by lessor, or its representative.
4. Lessor has no liability as to loss, or injury, or death, of lessee's cattle, nor liability as to any harm lessee's cattle may cause to any person's, or their property either on or off the ranch.
5. Lessor provides with this lease legal entry (ingress/egress) to lessee.
6. Lessee will have the right to renegotiate or terminate this lease if, through the sales of parcels of land on the ranch, a problem arises as to cattle having access to drinking water, etc. Lessee shall give Lessor a minimum of a 30 day notice, should Lessee choose to terminate and the lease shall be prorated as to the time the Lessee had possession.
7. Lessee acknowledges that the western boundary of this property is not fenced and lessee is responsible for any encroachment or damage by livestock owned by lessee that may occur to adjoining property owned by others.

Executed this 1st day of January, 2006



Joy Smith, Lessee

Cuchara River Estates POA



Raspberry Mountain Ranch POA

