HUNTING LEASE AGREEMENT

This Hunting Lease Agreement (this "Lease") is made on _____, 20____ between the Landowner and the Lessee named below.

Landowner: _____, mailing address _____.

Lessee (hunter, club or outfitter): _____, acting through _____ (name and title, if a club or business), mailing address _____.

1. THE LAND

The land covered by this Lease is the property at or known as _____, in _____ County, State of _____, containing about _____ acres (the "Land"). Legal description (optional): _____.

Areas where no one may hunt: _____.

The Lessee has inspected the Land and accepts it in its present condition. The Landowner makes no promise that the Land is safe or suitable for hunting or that any game will be present, but will point out hidden dangers it knows of.

2. HUNTING RIGHTS

The Landowner grants the Lessee the right for the Authorized Hunters to hunt the following game on the Land: _____, using these methods: [ ] rifles and shotguns [ ] muzzleloaders [ ] bows and crossbows, in the seasons and by the methods the law allows. Fishing is [ ] included [ ] not included.

These rights are (check one): [ ] exclusive: the Landowner will not allow anyone else to hunt the Land; [ ] non-exclusive: the Landowner may allow others to hunt. The Landowner keeps every other right in the Land, including the right to enter, farm, graze and cut timber. This Lease does not give the Lessee possession of the Land.

3. AUTHORIZED HUNTERS AND GUESTS

Only these people may hunt under this Lease (the "Authorized Hunters"): _____. No more than _____ people may hunt at one time.

Guests (check one): [ ] no guests; [ ] guests only with an Authorized Hunter present; [ ] no more than _____ guests per season. The Lessee is responsible for everyone it brings onto the Land.

4. TERM AND RENT

This Lease runs from _____ through _____ (the "Term"). Hunting is allowed only in open seasons set by law.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

The Lessee will pay rent of $_____ (check one): [ ] for the Term; [ ] per acre; [ ] per hunter; [ ] per hunter per day. Payment: [ ] all at signing; [ ] half at signing and the rest by _____. Rent is not reduced for poor hunting, weather or season closures.

Damage deposit (if any): $_____, returned within 30 days after the Lease ends, minus a written list of deductions.

5. GAME LAWS AND SAFETY

Every hunter must carry a valid hunting license and all tags, stamps and permits the state wildlife agency requires, and must follow all laws on seasons, shooting hours, bag limits, tagging, harvest reporting and baiting.

No one may shoot toward a building, road, livestock or person, or across a property line. No firearm may be loaded in a vehicle or building. No one may hunt or handle a firearm while impaired by alcohol or drugs. Additional rules: _____.

6. RULES ON THE LAND

Stands and blinds: _____. Feeders and bait: [ ] allowed where legal [ ] not allowed. Vehicles: _____. Camping and fires: _____.

Everyone will leave gates as they found them, stay off planted crops, keep away from livestock, pack out all trash, and repair or pay for any damage they cause. No tree may be cut without the Landowner's written consent.

7. INSURANCE, RELEASE AND INDEMNITY

The Lessee will carry liability insurance covering hunting on the Land with limits of at least $_____ per occurrence, naming the Landowner as an additional insured, and will deliver a certificate before the first hunt.

The Lessee accepts the risks of hunting and of being on rural land. The Lessee will indemnify, defend and hold harmless the Landowner from all claims arising out of the activities of anyone the Lessee brings onto the Land, except claims caused by the Landowner's gross negligence or willful misconduct.

Optional release (initial to include: _____): TO THE FULLEST EXTENT THE LAW ALLOWS, THE LESSEE RELEASES THE LANDOWNER FROM ANY CLAIM FOR INJURY, DEATH OR PROPERTY DAMAGE ARISING OUT OF THE USE OF THE LAND, INCLUDING CLAIMS BASED ON THE LANDOWNER'S ORDINARY NEGLIGENCE.

Note: every state has a recreational use statute that limits a landowner's liability to recreational users, but many give less protection, or none, when the landowner is paid. Check your state's statute.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

8. TERMINATION AND GENERAL TERMS

The Landowner may end this Lease at once for a game law or safety violation, and for any other breach not cured within 10 days after written notice, without refunding rent already paid. If the Landowner sells the Land, the buyer must honor this Lease or the Landowner will refund unused rent. At the end of the Term the Lessee will remove all of its property and return all keys and gate codes.

The laws of the State of _____ govern this Lease. Any lawsuit will be brought in the courts serving _____ County. This Lease is the complete agreement, may be changed only in a signed writing, and may not be assigned by the Lessee without the Landowner's written consent. If any part is unenforceable, the rest stays in effect. It may be signed in counterparts and electronically.

Additional terms: _____

SIGNATURES

Landowner

Signature: _____ Date: _____

Printed Name: _____

Lessee

Signature: _____ Date: _____

Printed Name: _____

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.