

**FORTUNE I, LLC COLORADO
PRIVATE LANDS HUNTING LEASE
HUNTING LEASE ONLY**

Lessor - Fortune I, LLC

Lessee - J and J Guides and Outfitters, LLC

James J. Grisenti, Jr.

14662 Hwy 115

Florence, Colorado 81266

Lease Period - August 30, 2012 to April 30, 2013, renewal by mutual consent.

Game hunting allowed: **Elk, Deer, Bear, Pronghorn Antelope and Mountain Lion.**

Lease Parcels - Colorado **private property** owned by Fortune I, LLC, better known as:

Muddy parcel

Headquarters parcel

Higby parcel

Cottonsack parcel

Mosca parcel

South Huerfano parcel

Total acreage + - 10,500 acres

Lease Payment for the lease period shall be \$30,000.00 cash

\$15,000.00 due at time of lease signing.

\$15,000.00 due on or before December 1, 2012.

Terms are as follows:

Lessee

Lessee agrees to provide Fortune I, LLC with proof of Commercial Liability Insurance and list Fortune I, LLC as additional insured certificate holder.

Lessee agrees to provide Fortune I, LLC with copies of all current required State of Colorado Outfitter or Guide licenses and United States Forest Service permits.

Lessee agrees to conduct hunting activities in a sportsmanship like manner and to treat all wildlife in a sportsmanship like manner.

Lessee agrees to respect boundaries of Fortune I, LLC and its neighbors and not trespass without permission.

Lessee is responsible for knowing boundaries of Fortune I, LLC properties and understands that Fortune I, LLC leases only the private ground Fortune I, LLC owns.

Lessee agrees that all lessee employees and clients will obey all Colorado Hunting Regulations while hunting on Fortune I, LLC properties.

Lessee agrees that willful or serious violations of Colorado Hunting Regulations could be cause for termination of this lease without refund.

Lessee understands that ranch livestock may be present anywhere on ranch property and agrees to not disturb or cause harm to ranch livestock.

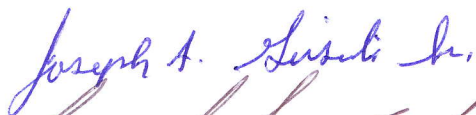
Lessee agrees to limit motor vehicles use whenever possible or when weather conditions may cause fire danger or muddy conditions. No new roads may be created.
Lessee agrees that Jim Perrino and David Cogswell shall oversee all activities that take place on leased land owned by Fortune I, LLC.
Lessee agrees that Fortune I, LLC reserves the right to allow four (4) people of Fortune I, LLC's choosing to hunt Fortune I, LLC properties.
Lessee agrees not to use buildings or structures owned by Fortune I, LLC without permission.

Lessor

Lessor agrees to provide Lessee with a map of properties owned by Fortune I, LLC and roads for access to such properties.
Lessor agrees to help Lessee to become familiar with the properties and game habits in the area.

Lessor and Lessee

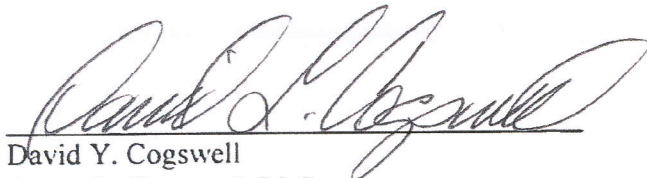
Lessor and Lessee agree that the leased properties shall be maintained with a primary emphasis on a clean and well kept appearance. All trash must be removed.
Lessor and Lessee agree that Lessor reserves the right to use the property for other uses than hunting.
Lessor and Lessee agree that Lessor reserves the right to conduct oil, gas or wind energy studies or production during the term of the lease period and this lease may be subject to change or termination as a result and will be prorated at a mutually agreeable amount accordingly.
Lessor and Lessee agree that if Fortune I, LLC should sell any or all parcels during the term of the lease, then the lease is subject to termination and will be prorated at a mutually agreeable amount accordingly.



J and J Guides and Outfitters, LLC
James J. Grisenti, Jr.

6-1-12

Date



David Y. Cogswell
Agent for Fortune I, LLC

5-22-12

Date

Dave

Insurance company will send you a copy when we renew it in June-26-12 if they don't I will. When we get our new copy of permits from Forest Service I will send you one.

Thanks.
Joe Lusk

J. Grisenti Jr., J. Grisenti Sr.

BRD 71 TYPE OUT NUMBER 2205

STATE OF COLORADO
Department of Regulatory Agencies
Division of Registrations

ACTIVE
OUTFITTER

PRINTED ON SECURE PAPER

2205 Number	04/01/2012 Issue Date	03/31/2013 Expires
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J. Grisenti Jr., J. Grisenti Sr.
J And J Guide And Outfitting
FLORENCE, CO 81226
United States

Gregory F. ...
Interim Director

J. Grisenti
Signature

MAIL CORRESPONDENCE TO		<input type="checkbox"/> HOME	<input type="checkbox"/> BUSINESS
HOME PHONE		BUSINESS PHONE	
AREA	—	AREA	—
Name Change			
Home Address - Include City State Zip Code			
Business Name / Address - Include City State Zip Code			

▲ Use the area above for any ADDRESS or NAME CHANGE ▲

◀ THIS IS YOUR WALLET CARD



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 69423610 briefly described as OUTFITTER

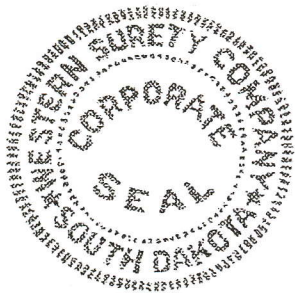
for J AND J GUIDES AND OUTFITTERS, LLC

_____, as Principal,

in the sum of \$ TEN THOUSAND AND NO/100 Dollars, for the term beginning November 01, 2011, and ending November 01, 2012, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 23 day of August, 2011.



WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

