

MIRROR RANCH, LLC

EQUINE GUEST STABLING AGREEMENT

8901 Deer Valley Road
Newport, Washington 99156

This Equine Guest Stabling Agreement ("Agreement") is entered into between **Mirror Ranch, LLC**, a Washington limited liability company, and JODI SYVERSON, as Member and Governing Person of MIRROR RANCH, LLC, located at 8901 Deer Valley Rd, Newport, WA 99156, Pend Oreille County ("Ranch"), and the undersigned equine owner or authorized agent ("Owner").

This Agreement governs short-term equine guest stabling at Mirror Ranch.

1. NATURE OF SERVICES

Subject to the terms and conditions hereinafter set forth, Ranch agrees to provide **short-term, self-care equine guest stabling** on a nightly (24-hour) basis, and in consideration thereof, Owner agrees to pay Ranch the current rates for the services elected by Owner.

All current rates, facility descriptions, add-on services, booking policies, quiet hours, cancellation terms, and Ranch Rules are published at www.mirrorranch.com and are incorporated herein by reference. Services may include:

- Assigned stall or sheltered paddock
- Access to water (heated in winter) and provided bucket
- Limited hay allocation as described on the Ranch website
- Manure removal upon departure
- Limited access to designated facilities

Unless expressly scheduled and paid for in advance, Ranch does not provide:

- Feeding or watering beyond posted inclusions
- Stall cleaning
- Turnout handling or access to turnout
- Blanketing
- Medical supervision

- Daily equine monitoring

Owner remains solely responsible for the supervision and care of their equine.

2. HEALTH, VACCINATION & BIOSECURITY REQUIREMENTS

Owner represents and warrants that any equine brought onto the Ranch:

1. Is free from contagious or infectious disease.
2. Has not exhibited fever within 72 hours prior to arrival.
3. Has not been knowingly exposed to contagious disease within 14 days prior to arrival.
4. Is current on core vaccinations consistent with American Association of Equine Practitioners (AAEP) recommendations, including at minimum:
 - Tetanus
 - Eastern/Western Equine Encephalomyelitis
 - West Nile Virus
 - Rabies
 - Influenza
 - Equine Herpesvirus (EHV-1/4)

Ranch reserves the right to require written proof of vaccination, Coggins test, and/or Certificate of Veterinarian Inspection (Health Certificate) at any time before, during, or within a reasonably time after the stay.

Failure to provide proof upon request to Ranch constitutes a material breach of this Agreement and is grounds for refusal of entry or immediate termination and removal.

Ranch reserves the right to:

- Deny entry to any equine appearing ill,
- Isolate or quarantine any equine at Owner's expense,
- Require termination and immediate removal if biosecurity risk is suspected.

3. COMMUNICABLE DISEASE RISK ALLOCATION

Owner understands and acknowledges that introducing any equine onto a property carries inherent risk of introducing contagious disease.

Owner shall:

- Cooperate in good faith with obtaining additional veterinary examination(s) and/or testing, during or within a reasonable time after the stay, of any equine that Ranch suspects may have introduced or been exposed to a contagious disease, and provide Ranch with complete records related to the same.
- Assume full responsibility for any disease introduced by their equine.
- Assume liability for damages arising from or related to confirmed introduction of communicable disease attributable to Owner's equine, as supported by reasonable veterinary evidence, including but not limited to:
 - Veterinary expenses for exposed equines
 - Quarantine costs
 - Business interruption losses (e.g. lost boarding revenue, reservation cancellations, quarantine-related closures, and related mitigation expenses)
 - Biosecurity mitigation costs

HOLD HARMLESS. Except in the event of Ranch's grossly negligent or intentional conduct, Owner agrees to hold Ranch harmless from any and all claims, demands and liabilities resulting from an equine communicable disease or illness, not limited to injury, disability, and/or death arising from or related to equine boarding under this Agreement. This release of liability includes claims, demands and liabilities that are known or unknown, foreseen or unforeseen, future or contingent.

INDEMNITY. Owner agrees to hold harmless and indemnify Ranch from any claim arising from or related to disease introduction traceable to Owner's equine and agrees to pay associated legal fees and costs incurred by RANCH'S defense. This provision survives termination of this Agreement.

4. Notice

Any notice which either party may, or is required to give, shall be given in writing, in person or by email to Ranch at jodi@mirrorranch.com to Owner at the email provided by Owner at the

time of booking, or to such other places as may be designated by the Parties from time to time. Notice is effective when delivered in person or by email. Any in person notice shall be followed up with a written notice within the same day.

5. TERMINATION

Either party may terminate this Agreement with reasonable Notice to the other party.

Ranch reserves the right to terminate this Agreement at any time, effective immediately, and require immediate removal of any equine for non-payment, violation of Ranch Rules, safety concerns, biosecurity risk, dangerous behavior, or material breach of this Agreement.

Notice of termination by either party shall be delivered in accordance with Paragraph 4.

Upon termination, any Boarding Fee paid by Owner or otherwise due for the remainder of the Agreement booking term that Owner vacates will be deemed forfeited.

If Owner fails to peacefully vacate or otherwise redeliver Ranch property in a timely manner at the completion of this Agreement or after Termination, Owner shall be liable for holdover rent at twice the daily rate agreed to under this Agreement, for each additional day that lapses until the equine(s) is actually removed.

6. RELEASE OF LIABILITY

As a condition to receiving services under this Agreement, at the time of booking and prior to arrival, Owner understands and agrees to sign Ranch's Equine Release of Liability and Hold Harmless Agreement, which is available on Ranch's website and incorporated herein by reference.

A violation of this paragraph is grounds for immediate termination of this Agreement.

7. AUTHORIZATION IN EVENT OF EMERGENCY

If Owner cannot be reached at the phone number provided by Owner, Ranch is authorized (but not obligated) to secure veterinary care, transport, or humane euthanasia as recommended by a licensed veterinarian.

Owner is solely responsible for all resulting costs and agrees to pay the same.

8. TRAILER & VEHICLE PARKING

Overnight trailer parking is permitted only if scheduled and paid for in advance or expressly authorized.

Owner acknowledges and agrees that:

- Parking is at Owner's sole risk. There is no security, cameras, or other monitoring methods in or around the trailer/vehicle parking location.
- Ranch is not responsible for theft, fire, vandalism, damage caused by weather or otherwise, collision, or loss of contents.
- Owner releases Ranch from liability for damage to trailers, vehicles, or contents.
- Owner shall maintain valid registration and insurance.
- Ranch may require relocation of trailers for operational or safety reasons.

9. PROPERTY DAMAGE

Owner shall be responsible for damage caused by their equine to:

- Stalls
- Fencing
- Arenas
- Gates
- Structures
- Equipment

Repair costs are due upon invoice.

10 . LIEN RIGHTS

Owner acknowledges that under Chapter 60.56 RCW, Ranch has a statutory agister lien on the equine, or to the trailer if on premise by extension of this Agreement, for unpaid boarding and related charges.

Ranch may exercise lien rights as allowed by Washington law.

11. INSURANCE

Owner is solely responsible for:

- Mortality insurance
- Major medical insurance
- Personal liability insurance

Ranch does not insure boarded equines it does not own.

12. WEBSITE INCORPORATION

All policies published and pricing on www.mirrorranch.com are incorporated herein by reference and may be updated from time to time.

13. GOVERNING LAW, VENUE, AND ATTORNEY'S FEES

This Agreement is governed by Washington law.

Venue shall be Pend Oreille County, Washington.

If either party seeks enforcement of this Agreement, the prevailing party is entitled to recover reasonable attorney fees and costs

14. SEVERABILITY. If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

15. WAIVER. The failure of either party to enforce any provisions of this Agreement, including Ranch's Rules and Policies, shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement, including Ranch's Rules and Policies.

16. ACKNOWLEDGMENT

Owner acknowledges by scheduling for overnight boarding that:

- Owner represents and warrants that Owner is the lawful owner of the equine or has full legal authority to enter into this Agreement on behalf of the equine's owner.
- Owner has read this Agreement in full.
- Owner agrees to all terms and conditions herein.
- Owner has fully executed a Ranch Release of Liability and Hold Harmless Agreement