

**LEASE AGREEMENT**  
**LESSOR: CITY OF SACRAMENTO**  
**LESSEE: SACRAMENTO HORSEMEN'S ASSOCIATION**  
**3200 LONGVIEW DRIVE**

THIS LEASE is made as of \_\_\_\_\_ by and between the CITY OF SACRAMENTO, a municipal corporation ("Lessor"), and the SACRAMENTO HORSEMEN'S ASSOCIATION, a California nonprofit corporation ("Lessee"), who agree as follows:

**1. DESCRIPTION OF PREMISES.**

a. For and in consideration of the payment of rents and performance of the covenants herein contained Lessor leases to Lessee and Lessee leases from Lessor the land and facilities ("Premises") owned by Lessor, commonly known as 3200 Longview Drive, Sacramento, CA 95821, located in the County of Sacramento, State of California, described as follows:

Tract of land containing approximately 14.43 acres, as shown on Exhibit "A" attached hereto, bounded on the North by Longview Drive, on the East by an easement of the Sacramento Municipal Utility District, on the South by the north bank of Arcade Creek, and thence westerly to a line one hundred fifty (150) feet West of, and parallel to, the West end of the main arena, and; one twenty-six (26) stall horse barn, and; two clubhouse buildings, and; two horse arenas and attached structures, and; one modular home.

b. Lessor does hereby also allow use by Lessee of an approximately two acre site west of the Premises, beginning 150 feet west of the main arena and outlined by post and cable as an overflow parking site, subject to the following:

1. Lessee shall maintain and groom the overflow parking site, maintain any post and cable barrier to protect natural areas, remove debris, and work to eradicate star thistle on the site. Lessor shall perform the first spring mowing and maintain a firebreak.

2. Lessee's use of the site shall be secondary to Lessor's jurisdiction of the site. Any decision made by the Director of the Parks and Recreation Department of the City of Sacramento ("Director") or Director's designee regarding use of the site shall be final. Lessee's use of the site is subject to all terms and conditions of this Lease.

**2. TERM.**

a. The initial term of this Lease is three (3) years commencing on May 1, 2007 ("Initial Term"), and will terminate on April 30, 2010 ("Expiration Date"), subject to prior termination by Lessor in the event of breach of any of the terms and conditions of this