



**STABLE LEASE AGREEMENT**

**MEMORANDUM OF AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

**BETWEEN** \_\_\_\_\_ of \_\_\_\_\_

(The Lessor”)

**AND** \_\_\_\_\_ of \_\_\_\_\_

Horse Trainer (“The Lessee”)

**THE LESSOR & THE LESSEE AGREE:**

1. **THE** Lessor leases out & the Lessee takes on the lease of the loose box or boxes known as Numbers \_\_\_\_\_ erected on the Lessor’s property at (address) \_\_\_\_\_ known as “ \_\_\_\_\_ ” which said loose box or boxes and/or any other loose boxes from time to time occupied and used by the Lessee with the consent in writing of the Lessor shall, during the term of this Agreement be known as “ \_\_\_\_\_ Stable” and it or they shall constitute a separate stable.
2. The Lease shall commence on the \_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ and shall be a weekly lease payable in advance at the rate of \$ \_\_\_\_\_ per week / per horse.
3. Either party may give one week’s notice of cancellation of the lease.
4. **THE** Lessee agrees with the Lessor: -
  - (1) To pay the rent on or before the day it is due.
  - (2) To keep the loose box or boxes comprising the stables clean and tidy, and to repair any damage done to the same during the continuance of this lease.
  - (3) Not to assign, underlet or part with possession of the said loose box or boxes or any of them.
  - (4) Not to do anything which may cause nuisance or annoyance to the Lessor or other tenants of the Lessor.

5. **DURING** the continuance of this Lease the Lessee shall have the right in common with the Lessor and other tenants of the Lessor to use the training track on the said property at such time or times as may be agrees upon between the parties to this lease.
  
6. **IF** the rent is in arrears and unpaid for seven days or more, this lease may then be cancelled at the option of the Lessor, who may take possession immediately and any arrears outstanding shall remain payable.

**THIS AGREEMENT IS SIGNED AND WITNESSED AS FOLLOWS:**

**SIGNED BY THE SAID:** (Full name of Lessor) \_\_\_\_\_

(Signature) \_\_\_\_\_

**IN THE PRESENCE OF:** (Signature) \_\_\_\_\_

(Address) \_\_\_\_\_

\_\_\_\_\_

**SIGNED BY THE SAID:** (Full name of Lessee) \_\_\_\_\_

(Signature) \_\_\_\_\_

**IN THE PRESENCE OF:** (Signature) \_\_\_\_\_

(Address) \_\_\_\_\_

\_\_\_\_\_