

TGA Training Track

Proposed Lease Terms

Lease Term

Six month lease term with 6 month renewal options upon satisfactory review by TGA Track Committee.

Track Maintenance

In general, maintain track surface to prevent injuries and preserve track sand

Compaction rate consistent throughout the track

Moisture content consistent throughout the track & watered on a regular basis

Track level and free of waves, depressions and ridges

Sand level to the curb and sand removed from top of curb on a weekly basis

Starting boxes maintained and area kept level

Spray as needed for weeds around the track rail and fence, starting boxes and catch pens

Keep bathrooms clean in paddock area and under tower

Keep catch pens clean and picked up

Tractors to be stored under shed when not in use

Main gate to be locked when track not in use

Lessee to demonstrate knowledge of equipment and track maintenance

Schooling Fees

Lessee may set amount of schooling fees and retain for track & equipment maintenance

Track to be open on a schedule sufficient to allow owners to school depending upon demand

Lessee Expenses

Lessee responsible for water bill over \$150

Lessee responsible for routine expenses such as tractor fuel and maintenance and lure operation and maintenance

TGA

Will supply tractor, tiller, tire drag, blade, fire hoses or water trailer

Will take inventory of all equipment and supplies at beginning of lease

Will be responsible for major repairs not related to negligence or normal use

Will contract out the mowing of the TGA grounds separate from track lease

Will purchase weed killer for lessee's use around track facilities

Will inspect track at least monthly