LEASE AGREEMENT

This agreement is entered into this 21st day of February, 2014 by and between Vista Ridge Metropolitan District, LESSEE, and the

OWNER: Gary Fonay
5333 N. Baggett Street
Hobbs, NM 88242
Phone: 575/390-9064

Owner and Vista Ridge agree as follows:

1. Owner owns 9.255 shares of capital stock in the Marshall Lake Division of Farmers Reservoir & Irrigation Company, and agrees to lease the water represented thereby to Vista Ridge.
2. The term of the lease shall be for five (5) irrigation seasons, from the date of this agreement through December 31, 2018.
3. Payment for the lease shall be $375.00 per share per year, a total of $3,470.63 per year. The first lease payment is payable by Vista Ridge to Owner within 60 days after the date of this agreement. Subsequent payments are due before April 30 of each succeeding year of the agreement.
4. Owner agrees to pay in a timely manner all assessments due on this water during the term of this agreement.
5. Vista Ridge shall be responsible for obtaining any approvals from Farmers Reservoir & Irrigation Company or appropriate State water officials that are necessary to place this water to its planned use.

Vista Ridge Metropolitan District

Gary Fonay
Owner

LEASE AGREEMENT

This agreement is entered into this 23rd day of February, 2014 by and between Vista Ridge Metropolitan District, LESSEE, and the

OWNER: Rhonda Swain
143 South Great Road
Lincoln, MA 01773
Phone: 781/259-0101

Owner and Vista Ridge Metropolitan District agree as follows:

1. Owner owns 9.255 shares of capital stock in the Marshall Lake Division of Farmers Reservoir & Irrigation Company, and agrees to lease the water represented thereby to Vista Ridge Metropolitan District.
2. The term of the lease shall be for five (5) irrigation seasons, from the date of this agreement through December 31, 2018.
3. Payment for the lease shall be $375.00 per share per year, a total of $3,470.63 per year. The first lease payment is payable by Vista Ridge Metropolitan District to Owner within 60 days after the date of this agreement. Subsequent payments are due before April 30 of each succeeding year of the agreement.
4. Owner agrees to pay in a timely manner all assessments due on this water during the term of this agreement.
5. Vista Ridge Metropolitan District shall be responsible for obtaining any approvals from Farmers Reservoir & Irrigation Company or appropriate State water officials that are necessary to place this water to its planned use.

Rhonda F Swain

Vista Ridge Metropolitan District

Owner, Rhonda Swain