

Violence - LIVE FOAL Termination Purchase and Sale Agreement due when resulting foal stands and nurses

This Stallion Service Agreement is made and entered into as of 10/17/17 between Phil H. Dale STALLIONS, INC., Agent for Seller, 1241 North Hamilton Pike, Lexington, Kentucky 40511, and Rummiede Farm, CW Clay LLC 2 & Hares Detreham, 506 Commonwealth Blvd, Paris, KY 40361 ("Buyer"). Seller and Buyer agree as follows:

- Buyer hereby sells and Buyer hereby buys one (1) 2018 Kentucky Thoroughbred Termination (the "Termination") to the Thoroughbred Stallion Violence (the "Stallion") for the breeding of the Thoroughbred mare La Parisienne (the "Mare") for a total purchase price of **Twenty Six Thousand Five Hundred Dollars And No Cents (\$26,500.00)** which includes 5% Kentucky Sales Tax, all due and payable on or before the 15th day following the birth of a single foal which can stand alone and nurse produced as a result of breeding in the Termination, subject to Paragraph 3 hereof. The parties represent that no agents are involved with this transaction and no commissions are due or payable to any persons and the proceeds as follows: Buyer's Agent is Agnes Carter Bloodstock who will receive a commission of 5% of the stud fee after it has been paid and Phil H. Dale receives notification that the Mare has produced a single foal that stood up soon and nursed.
- Buyer agrees and warrants that: (a) Buyer will present the Mare for breeding in sound breeding condition, free from infection and disease and the Mare will not present a risk to the health or safety of the Stallion or its attendants, and that the Mare will not be bred under such circumstances; (b) Buyer will breed the Mare in conformity with Seller's breeding and management procedures; (c) the Mare is, and until present is not, free of any lien or security interest, except as separately disclosed in writing and approved by Seller; (d) in the event the Stallion is sold or ceases service the Mare or the Mare shall die or become unfit for breeding prior to being covered by the Stallion, this Contract shall be null and void upon written notice from Seller to Buyer in regard to the Stallion, and from Buyer to Seller in regard to the Mare. Buyer's notice shall be accompanied by a veterinarian's certificate; and (e) in the event this Contract is executed by an Agent on behalf of Buyer, the undersigned Agent warrants and represents full disclosure to Buyer, in writing, of the terms of this Contract and the written consent of Buyer to the receipt of any commission paid by Seller to Agent in connection with this Contract.
- The purchase price and sales tax shall not be due and payable by Buyer, so long as Buyer is not otherwise in default of this contract, if the mare fails to produce a single live foal which can stand alone and nurse for twins, neither of which Buyer elects to register with The Jockey Club, and Buyer delivers to Seller within 15 days of any such event a veterinary certificate to such effect.
- The right of Buyer to be released from payment of the purchase price and sales tax under Paragraph 3 is specifically conditioned upon the Buyer's covenant (hereby made) to prevent any of the following acts, any one of which will constitute a default under this contract and void the right to avoid payment of the purchase price and sales tax upon the occurrence of any of the following. Buyer shall immediately pay the purchase price and sales tax if not yet due, and this contract shall become **NO GUARANTEE**, and no refund shall be due to Buyer under any circumstances:
 - Buyer shall fail to present the Mare for breeding to the Stallion, sell the Mare, breed the Mare to another Stallion, transport the mare to a sales facility or transport the Mare outside the U.S. or Canada (other than for purposes of training or racing for which Buyer must obtain approval in writing from Seller); or
 - Buyer shall fail to pay the full purchase price including sales tax within 30 days of due date.
- In addition to any security liens which may exist in favor of Seller to secure payment of the purchase price, Buyer hereby grants to Seller a security interest in the offspring of the Mare from the breeding on the Termination, the Stallion Service Certificate for such breeding and any other Stallion Service Certificates or Jockey Club foal Registration Certificates in possession of Seller in which Buyer may have an interest and Buyer hereby consents to the issuance of the Stallion Service Certificate in the name of Seller and registration of the foal by Seller, as agent, in the name of Seller. Buyer appoints Seller as its attorney-in-fact to execute financing statements and in the event the Mare or foal is subject to a security interest in favor of any third party, Buyer agrees to cause such third party to subordinate such security interest to the security interest of the Seller. In addition to any sums due hereunder, Seller shall recover interest thereon at the rate of 2% per month, together with its attorney's fees and costs incurred in enforcement of its rights under this Contract.
- Neither this Contract nor the Termination shall be assigned by Buyer absent written consent of the Seller. This Contract is to be executed in duplicate and may be cancelled by Seller if not executed and returned to Seller by Buyer within 21 days of the date Contract is issued by Seller. This Contract, containing the parties' entire agreement, shall be binding on the parties, respective heirs, representatives and assigns, shall be construed and governed by the law of the Commonwealth of Kentucky and may be executed by facsimile or original signatures in counterparts. **IN WITNESS WHEREOF**, the parties hereto have set their hands on duplicate copies hereof at of the dates below written.

SELLER:

Phil H Dale Stallions, Inc., Agent

Signature

11/8/17

Date

BUYER:

Rummiede Farm, CW Clay LLC 2 & Hares Detreham

Signature

11/7/17

Date

Full name of Corporation

Federal ID # or Social Security

RECEIVED

2016 COMMISSION AGREEMENT
LIVE FOAL STAND & NURSE

Donna Linn, Director
Bloodstock Services



Donna Linn
President

PLEASE NOTE: Commissions will not be paid without a fully executed copy of this Agreement on file in our office.

Breeding Year: 2016 (Fools of 2019)
Sire: VIOLENCE
Mare: LA PARISIENNE
Seller: Hill 'n' Dale Farms
640 N. Yarmalton Pike
Lexington, KY 40511
Buyer: RUNNYMEDE FARM, CW CLAY, LLC 2, & HARAS D'ETRIANAM
Stud Fee: \$25,000.00
Buyer's Agents: MAGNA CARTA BLOODSTOCK, LLC
Agent's Address: c/o Runnymede Farm 600 Cynthia Road
Paris, KY 40361
Commission Due: 5.0% of the Stud Fee

TERMS AND CONDITIONS OF AGREEMENT:

1. SELLER agrees to pay the commission stipulated above to the BUYER'S Agent on a Live Foal Guarantee Basis when the foal stands and nurses, assuming the stud fee (contract price plus KY Sales Tax, plus any interest or late payment charges if applicable) has been collected in full, or per the conditions in the breeding contract. Funds are considered to be "collected" when they have been deposited for ten working days. Commissions will be distributed quarterly during the month following the end of the calendar quarter when all interests has been met.

2. BUYER'S Agent warrants and represents to SELLER that BUYER'S Agent has the full informed consent of BUYER as to the payment of the commission, that BUYER'S Agent shall obtain the signature of BUYER on the Principal Acknowledgment-Commission document supplied by SELLER confirming the written consent of BUYER prior to the payment of the commission or that BUYER has signed the stallion nomination agreement which includes the commission information. BUYER'S Agent does hereby indemnify and hold harmless SELLER for any action brought by BUYER in connection with the payment of the commission, including all damages, including but not limited to SELLER'S reasonable attorneys fees incurred in defense of any such action.

Signature: Buyer's Agent

Signature: Seller / Seller's Agent

Full Name of Corporation, if applicable
If Buyer's Agent is incorporated, please include the full name of corporation.

Date

Date

Federal ID # or Social Security #
REQUIRED

Please sign, complete and this form to: Hill 'n' Dale Farms, 640 N. Yarmalton Pike Lexington, KY 40511
Fax: 858-281-6148 Email: abenshaw@hillndalefarms.com
A fully executed copy will be returned to you. A facsimile signature will have the same force and effect as an original signature.