

YURT TIME RESERVATION AGREEMENT

This Yurt Time Reservation Agreement is made by the undersigned and is made to reserve time in a yurt owned by YurtRanch LLC upon the terms set forth herein.

RECITALS

A. YurtRanch LLC is an Idaho limited liability company that is negotiating for a leasehold interest in Eight Hundred Forty (840) acres, more or less, of real estate located in Caribou County, Idaho and adjacent to the Idaho Wyoming border and the Star Valley, Wyoming area.

B. All funds deposited hereunder shall be made payable to Escrow Specialists, Inc., an independent third party escrow company located in Ogden, Utah. Said funds will not be released until the conditions set forth in the following paragraph 3 for YurtRanch LLC have been satisfied. Only then will the funds be released. In the event YurtRanch LLC does not satisfy the conditions of paragraph 3, then the funds deposited by the undersigned shall be returned, without interest, to the undersigned.

C. Each Five Hundred Dollars (\$500) deposited will reserve a one (1) week stay in a yurt in the YurtRanch LLC complex every five (5) years. In addition, each time reserved shall have an annual maintenance fee of One Hundred Dollars (\$100).

D. The entity with whom YurtRanch LLC is negotiating a lease, AcreagePlus LLC, has not yet completed the purchase of the subject property. YurtRanch LLC and AcreagePlus LLC are currently undergoing due diligence and seeking County approval for the proposed

YurtRanch LLC complex. While there are no guarantees the approvals will be granted, YurtRanch LLC and AcreagePlus LLC have every expectation that such will be approved.

NOW THEREFORE, the undersigned does make the following deposit to Escrow Specialists, Inc. referenced herein based upon the representations set forth herein by YurtRanch LLC.

1. Amount Deposited. The undersigned does deposit with Escrow Specialists, Inc. the sum of _____ Dollars (\$_____). This amount will convert to the number of week's stay in a yurt in the YurtRanch LLC complex upon the following formula:

$$\$500 = 1 \text{ week's stay once every 5 years for a maximum of 25 years.}$$

The initial year for the once every 5 years will be chosen on a random basis by YurtRanch LLC. That is, \$500 paid will not designate a specific year 1, 2, 3, 4 or 5 for the stay but such will be chosen on a random basis by YurtRanch LLC. The actual week of the stay will be assigned on a first come, first serve basis to those that have made a Yurt Time Reservation with YurtRanch LLC. YurtRanch LLC anticipates the complex will be ready for occupancy in June, 2013.

Note: Please print and sign this Agreement and forward it along with a check for your Deposit to:

Escrow Specialists, Inc.
ATT: JME Simpson
555 East 5300 South
Ogden, UT 84405

A copy of this Agreement executed by YurtRanch LLC will be returned to you.

2. Annual Maintenance Fee. Each single Yurt Time Reservation shall have an obligation to pay \$100 per year for ongoing maintenance. These payments will generally be due

between March 1 and May 1 of each calendar year, except for the year 2013 when payment would be due August 1, 2013. If the annual fee is not paid, the Yurt Time Reservation will be forfeited.

3. Conditions for Release or Return of Deposit. Escrow Specialists, Inc. is instructed to hold the monies deposited by the undersigned in a non-interest bearing trust account. Said funds will not be released to YurtRanch LLC unless the following events occur:

A. YurtRanch LLC will have entered into a twenty-five (25) year lease with AcreagePlus LLC for rental of the 840 acres, more or less, located in Caribou County, Idaho adjacent to the Caribou National Forest and the Idaho Wyoming border of the Star Valley Ranch area of Wyoming, and

B. One Thousand Two Hundred Fifty (1,250) or more Yurt Time Reservations will have been received by Escrow Specialists, Inc. on or before December 31, 2012.

If the above conditions have not been satisfied by December 31, 2012, Escrow Specialists, Inc. will refund to the undersigned the monies deposited pursuant to this Agreement, without interest and neither the undersigned nor YurtRanch LLC shall have any further obligations to each other.

4. No Investment. This Agreement is only for reservation of time to use a yurt in the YurtRanch LLC complex. It is not an investment; no ownership interest accrues to the undersigned as a result of this Agreement other than to reserve the ability to use a yurt for the stated amount of time in the YurtRanch LLC complex.

5. Venue. This Agreement shall be interpreted according to Idaho law. Venue for any proceedings shall be the District Court of the Sixth Judicial District in and for the County of Caribou at Soda Springs, Idaho.

DATED this 26 day of March, 2012.

YurtRanch LLC


Jody Hill, Member

DATED this ____ day of _____, 2012.

Name

Street Address

City, State and Zip Code

Phone Number

E-Mail address