

**IMPORTANT: THIS IS A LEGAL DOCUMENT WAIVING CERTAIN LEGAL REMEDIES,**

**PLEASE READ AND UNDERSTAND THIS DOCUMENT BEFORE SIGNING.**

## **GENERAL RELEASE, WAIVER OF LIABILITY AND PREMISES USE CERTIFICATION**

WHEREAS, L'Chaim Farm, LLC is the owner of certain real property and the improvements thereon, located at 5511 Woodland Lane, Fort Lauderdale, FL 33312, inclusive of residential, agricultural, and other land upon approximately 6.5 acres (the "Property").

WHEREAS, the Undersigned desires to enter the Property.

NOW, THEREFORE, in consideration of the Undersigned being permitted to enter the Property, (the "Undersigned") on behalf of himself or herself, his or her heirs, assigns, and personal representatives, hereby agrees as follows:

### **1. Waiver and Indemnity.**

The Undersigned releases, waives, discharges, covenants not to sue, and holds harmless L'Chaim Farm, LLC (hereinafter, the "Farm"), its officers, directors, employees, and agents (and those of Tzadik Properties, LLC and any and all related entities) from and for any and all liabilities, damages, obligations, losses, claims, causes of action, costs, debts, dues, charges or expenses (including attorney's fees), of whatsoever kind and nature on account of, in connection with, or resulting from, any and all injury to the person or property of the Undersigned or resulting from the death or permanent disability of the Undersigned, whether caused by the negligence of the Farm or otherwise, in any way related to the Undersigned being on, in or around the Property. The Undersigned further agrees and covenants to indemnify the Farm and hold the Farm harmless from any and all losses, liabilities, damages, costs, and attorney's fees and disbursements which the Farm may incur or suffer as a result of the Undersigned's activities on the Property.

### **2. No Representations or Warranties.**

The Farm makes no representations or warranties as to the existence or non-existence of any condition or hazard on the Property.

### **3. Nature of the Property.**

Notwithstanding Paragraph 2, the Undersigned understands that L'Chaim Farm is an operational farm with farming equipment, animals, unfenced bodies of water, all-terrain vehicles and firearms on the premises, among other potential dangers and risks. L'Chaim Farm's products include raw dairy and/or items not intended for human consumption, and consumption of any items on the Property is at the Undersigned's sole risk. The Undersigned also understands that horseback riding is a potentially dangerous activity and that outdoor activities may occur in the elements, to include hot sun and in the rain. The Undersigned agrees that they may not bring their own animals, with the exception of service dogs (as defined under the Americans with Disabilities Act), to the Property. The Undersigned also understands that compliance with the tenets of Orthodox Judaism, in the sole discretion and interpretation of L'Chaim Farm, LLC, may be required.

### **4. No Right, Title, or Interest.**

This General Release, Waiver of Liability and Premises Use Certification is not intended, nor shall it be deemed or construed, as a contract for services or to bind the Farm to convey any right, title or interest



in the Property to the Undersigned.

5. Term.

The Term of this Waiver, Indemnity, and Premises Use Certification shall commence on the date executed by the Undersigned and shall continue until the completion of all authorized activities on the Property, if not sooner terminated by the Farm, but in no event later than January 1, 2025.

6. Early Termination.

Notwithstanding Section 4 hereof, the Farm may terminate this Waiver, Indemnity, and Premises Use Certification at any time, in which event the Undersigned shall not be permitted to access the Property.

I have read this General Release, Waiver of Liability and Premises Use Certification, understand what it states and have voluntarily executed it of my free will and choice.

**Minors under 18 included in this waiver:**

Please list the full name of all individuals included in this waiver. Type 'N/A' if none.

**Date Signed:** February 3, 2026

Signature (parent or guardian of any entrant upon the Property under 18)

X

# Signature Certificate

Document name: L'Chaim Farm Waiver

 Unique Document ID: EA5962338500AABAFF405948CE10505F06248E82

LEGALLY SIGNED USING  
**WPsignature**  
Build. Track. Sign Contracts.

## Timestamp

November 2, 2021 6:02 pm  
EST

November 30, 2021 11:49  
pm EST

## Audit

L'Chaim Farm Waiver Uploaded by L'Chaim Farm -  
orders@lchaimfarm.com IP 99.35.14.64

Document owner keith@camberlion.com has handed  
over this document to orders@lchaimfarm.com  
2021-11-30 23:49:52 - 99.35.14.64, 172.69.71.192



This audit trail report provides a detailed record of the  
online activity and events recorded for this contract.

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