

The party of the second part shall carry on the farming operations in a good, diligent, faithful, thorough and workmanlike manner, on such plans as are approved by successful and efficient neighbors under similar conditions. All crops shall be planted at seasonable times, properly cultivated and irrigated; harvested and cared for in the best manner to obtain the best results. The hay shall be cut, cured and stacked at the proper times, and as often as the season and growth will permit, and for this purpose shall provide sufficient tools, machinery, implements and horses as may be necessary, and necessary feed for such horses.

The party of the second part agrees to keep the manure hauled out and spread upon the cultivated land, and the stables, corrals and feed-yards shall be kept reasonably clean and free from manure and rubbish.

The party of the second part agrees to keep the buildings and improvements in a good state of repair at his own expense, and at the expiration of this lease will yield up said premises to the party of the first part in as good order and condition as when they were entered upon by the party of the second part, ordinary wear and inevitable accident excepted; he shall also and hereby agrees to take good care of the garden, and the fruit-trees, shrubs, shade and ornamental trees; to keep the ground cultivated and irrigated and not permit the weeds to grow or ripen.

The party of the second part shall keep the fences in a good state of repair, but new wire or staples shall be provided for this purpose by the party of the first part;

It is further agreed by the said party of the second part, that neither he nor his legal representatives will sublet said premises, or any part thereof, or assign this lease, without the written consent of the party of the first part.

Should the party of the second part fail to carry on the work in a competent manner, it is hereby agreed that the party of the first part may, at his option employ competent help to perform such neglected work, to be paid for by the party of the second part. And until so paid for to stand as a lien against the crops upon the premises.

It is expressly agreed and understood that this lease shall be construed as a chattel mortgage and shall bind all the crops grown on said lands during the continuance of this lease, until all the share of the first party, herein set forth, shall have been delivered to the party of the first part, as above set forth, and until all the conditions herein made are fully complied with by the party of the second part.

It is hereby agreed that should the party of the second part fail or refuse to carry out and perform any of the conditions of the lease, then and in that event, the party of the first part may declare this lease terminated by giving ten days notice, and may enter upon and take possession of the premises and the party of the second part shall thereupon vacate said premises. Should said second party fail or refuse to peaceably surrender and deliver up said premises at any time when this lease shall terminate as herein provided then said second party shall be deemed guilty of forcible detainer of said premises under the statute.

IN WITNESS WHEREOF, we have hereunto set our hands and to a duplicate hereof, the day and date first above written.

W. A. James.  
Witness.

Glyde L. Glasgow

Charles M. Stephens.

No. 923

A G R E E M E N T.

Coleman and Binning

STATE OF WYOMING )

To  
The Public.

SS. Filed for record in my office this  
COUNTY OF SUBLINTE ) 14th day of April A. D. 1924 at 9:00  
o'clock A. M. and recorded in Book 1 of Mscls. on Page 154.

Fees. 85¢

Keith Culbertson,  
County Clerk, Ex-Officio Register  
of Deeds and Ex-Officio Clerk of  
Courts.

Pinedale, Wyoming.  
April 12th, 1924.

This Agreement Specifies that Glen Coleman and Burleigh Benning of Cora, Sublette County, Wyoming.

1. That they open and maintain A Road Between the Two Ranches; for their own Individual use and Benefit.
2. The Road Commences at the S. E. Corner of Section 7 and runs to the N. E. Corner of Section 7 and Runs Diagonally across one Forty to Connect with the Burleigh Benning Ranch and through the Benning Ranch.

Each of the said parties agree to keep each others Gates closed when necessary. B. Benning also agrees to make this Road for their specified use and the said B. Benning agrees, to Repair and this Road open and Each to use the Road through each others Ranch, and they each agree that in the sale of either of these Properties that the one Remaining shall still have the use of this Road, and their Families as long as Either of them remain in the possession of these Properties.

This agreement can be Terminated at any time by the Consent of Both Parties.

Witness,

H. J. Gurney.

Signed Burleigh Benning,  
G. A. Coleman.