

The undersigned expressly consents that Conoco may enter said premises and remove therefrom all fixtures, machinery and equipment which Conoco has placed or may place thereon at any time within thirty (30) days after the expiration or other termination of the undersigned's lease or agreement with the above mentioned Lessor.

Dated the day and year first above written.

WITNESSES:

Finlay Petrie

C. P. Wilkins

Robert H. Gunter (L.S.)
Land Owner

Mrs. Robt. H. Gunter (L.S.)
Wife of Land Owner.

No. 11219

L E A S E

E. D. Key

THE STATE OF WYOMING)

County of Sublette)

to

This instrument was filed for
ss. record in my office at 4:00
o'clock P.M., on the 28th day of
February, 1933 and duly recorded
in Book 2 of Maps., at page 621.

Continental Oil Company

C. C. FELTNER, County Clerk.

Fees \$2.75

By Ruth Healey Deputy.

THIS LEASE made this 12th day of January, 1933, by and between E. D. Key First Party and his wife, at City of Daniel, State of Wyoming (hereinafter called "Lessor", whether one or more), and CONTINENTAL OIL COMPANY, a Delaware corporation, Second Party, (hereinafter called "Conoco").

WITNESSETH: That in consideration of the agreements of Conoco herein contained, Lessor hereby leases to Conoco the following described premises situated in the County of Sublet in the State of Wyoming to wit:

That portion of land described - Section 2 Township 33 North of Range 111 West of the 6th Principal Meridian, running three hundred feet in a Southern direction, parallel with the Daniel Lane; thence East two hundred seventy-five feet; thence North three hundred feet; thence West two hundred seventy-five feet to the point of beginning

together with all improvements, fixtures, machinery and equipment thereon or connected therewith, (except equipment covered by that certain Loaned Equipment Agreement made by Conoco herein to Lessor, dated June 6, 1929, the equipment covered by said last mentioned agreement to be considered as in the possession of Conoco from the time that this lease becomes effective, and said equipment not being covered by this lease) the same being now owned and operated by Lessor as a gasoline service station, from the 12th day of January 1933, to the 12th day of January 1936, subject to termination as hereinafter provided, Conoco to pay therefor as a rental an amount equal to one cent for each gallon of gasoline sold at said premises by Conoco or its agents or assigns, Payments of said rental are to be made to First party on or before the fifteenth day of the month following the month in which the gasoline is sold, and may be made by mailing Conoco's check to address of First Party above given, or said rental may be credited against any amount owing by First Party to Conoco. Conoco shall keep such books and records as well accurately show the number of gallons of gasoline sold at the demised premises and will permit Lessor to examine and inspect such books and records at any reasonable time, and from time to time, when Lessor desires so to do. That Conoco shall, with reasonable diligence, install its pump and tank equipment on said premises, or accept such pumps and tanks owned by Lessor as are now located on said premises, and commence deliveries of gasoline into such pump and tank equipment of Conoco or Lessor, as the case may be, provided Lessor shall cause all other pumps and tanks not so accepted by Conoco to be removed from said premises. No rental shall become due hereunder for any period prior to the time such equipment is installed by Conoco, or accepted by Conoco, and Conoco commences deliveries of gasoline into said pump and tank equipment.

For the same consideration Lessor AGREES:

1. That while this lease is in force he will pay all general and special taxes and assessments and any water, light, power or heat, taxes, assessments or expenses which may be levied and assessed against said premises or property owned by him located thereon, and will keep said premises at all times in good repair. Should Lessor fail to pay any such taxes, assessments or expenses when due and payable, Conoco may pay the same and charge the same to Lessor and may withhold from any rentals payable hereunder as they accrue such amounts as may be necessary to fully reimburse Conoco.

2. That at the expiration or other termination of this lease Conoco shall have the right within thirty days after such expiration or termination to enter upon and remove from said premises any fixtures, machinery and equipment by it, at any time, placed thereon.

3. That Lessor agrees to replace at his own expense any fixture or equipment which becomes worn out through ordinary use, or is broken or otherwise damaged or destroyed, through no fault of Conoco.

4. That Conoco shall have the right to terminate this lease at any time by giving to Lessor not less than ten (10) days written notice of its intention so to do, specifying therein the date on which said termination shall take effect, Conoco to pay to Lessor as consideration for such termination the sum of Twenty-five Dollars (\$25.00) together with any unpaid rental earned up to date of termination, within fifteen (15) days after such termination. Minimum rental to be paid hereunder for each month shall be \$5.00. Rental may be paid by check of Conoco mailed to Lessor, at his address above given.

5. That Conoco may paint the buildings, structures, tanks and equipments on said premises, in any color it shall select and paint thereon such of its trademarks and other signs, devices and advertisements as it shall elect, and remove such trademarks, signs, devices and advertisements within thirty (30) days after the expiration or termination of this lease.