

ASSOCIATION, party of the second part, the use and sole occupation of the premises situate in the town of Big Piney, Sublette County, Wyoming, and more particularly described as follows:

Beginning at the South east corner of Block numbered five (5) in said town, running thence North 100 feet; thence West at right angles 125 feet; thence South at right angles 100 feet; thence East at right angles 125 feet to the place of beginning,

for the purpose of erecting thereon a building in accordance with plans and specifications heretofore adopted, for the purpose of social functions, entertainments, business meetings, school functions, and for such other proper purposes as may be determined by said party of the second part and not prohibited by the laws of the United States, the state of Wyoming, or the ordinances of the town of Big Piney, for the term of FIFTY (50) years from the date hereof, or so long as said Community Hall Association shall exist and function as such during said term, and if used and occupied by said second party for the purposes hereinbefore mentioned, at the rental of \$1.00 for said term. RESERVING, however, to said party of the first part the use of said premises and the buildings thereon for school activities.

ALSO granting to said party of the second part the free use of water from the artesian well on the premises of said first party adjacent to the herein demises premises.

PROVIDED, and on condition that the party of the second part shall at its own cost and expenses, erect and build a building upon said demised premises in accordance with said plans and specifications, either within a reasonable time after the date hereof, or prior to the execution of this lease: PROVIDED, also, and on condition, that said building, and all improvements, shall be the sole property of the party of the first part after the termination of said lease, either by lapse of time, cancellation, or otherwise.

It is understood and agreed, that in case said second party shall not erect, build, complete, and cover in, and in all respects finish and make fit for use, such building as aforesaid in accordance with said plans and specifications, and within the time limited, or if the lessee shall not proceed with the works with proper diligence then and in that case it shall be lawful for the party of the first part, if it shall think fit, to re-enter and take possession of the premises hereby demised, and of all buildings, erections, plant, and materials which may be thereon, without making to the lessee any allowance or compensation in respect thereof; or if there are no buildings, erections, plant or materials thereon within said limited time, to declare this lease null and void and of no further force or effect.

It is further understood and agreed that said party of the second part shall make and pay for all necessary repairs of whatever nature required to keep the premises in good order and condition during said term.

That said party of the second part shall permit said party of the first part, by its duly authorized officers and agents, to enter upon the premises, or any part thereof, at all reasonable times, for the purpose of examining the same.

The said party of the second part shall not assign this lease or the estate or term hereby granted, or any part thereof, or let or underlet the said premises, or any part thereof, or any part thereof, without the lessor's written consent thereto, or use the said premises, or any part thereof, for any purpose deemed extra-hazardous on account of fire, or contrary to the law of good morals or to the laws of the United States, the state of Wyoming, or the ordinances and regulations of the town of Big Piney. It is expressly understood and agreed that the stipulations contained in this paragraph shall be limitations of this lease; and, in case of violation of any one or more of such stipulations, this lease shall, at the option of first party, become null and void and the estate and term hereby granted shall cease and determine.

That if the said party of the second part shall neglect or fail to pay any tax, assessment, or other charge or charges legally assessed against said property, or if any liability for damages or otherwise shall be imposed upon the party of the first part by reason of the failure of the party of the second part to observe or perform any covenant or condition herein contained, or if by like reason the party of the first part shall be put to any other charges or expenses, of any charge or lien which shall be imposed on said premises, the party of the first part shall have the right and privilege, at its option, to pay such tax, assessment, and charge, or pay for any repairs, as may be made, or to discharge any liability, charge or lien, on any portion thereof with any interest or penalties thereon, and the amount of such tax, assessment, or charge, and the amount paid for such repairs, and the amount paid by the lessor in discharge of such liability, charge or lien, and in defraying such charges and expenses, shall, after notice thereof to the lessee, become as additional rent, and shall become due and payable on the first day of the next succeeding month, and upon default of the party of the second part in the payment, of the same, in addition to all other appropriate remedies, summary proceedings for the removal of the party of the second part from the possession of the said premises for the failure to pay said charges may be instituted and prosecuted by the lessor in the same manner as would be lawful in case of violation of any provision hereof or of the non-payment of rent.

If default be made in the observance or performance of any of the covenants or conditions of this lease, it shall be lawful for the party of the first part to re-enter and resume possession of said premises, together with all buildings erected thereon by the party of the second part, and the same to have, repossess and enjoy, or to dispossess and remove all persons and their goods and chattels therefrom without liability in law or equity for any damage caused by such removal.

And the said party of the first part does covenant, that the said party of the second part, on performing the covenants and agreements aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term and period aforesaid.

And it is understood and agreed that the reservations hereinbefore made for the use of said premises and buildings for school activities that the same shall not be used by said first party for such activities to the exclusion of the use of said premises