

No. 17797 /

LEASE

Grace H. Parry

To

Herbert A. Bronnenburg

Fees, \$1.75

THE STATE OF WYOMING }
 County of Sublette }
 ss. for record in my office
 at 3:30 O'clock P. M.,
 on the 15th day of March,
 1937 and duly recorded
 in Book 3 of Mscls., on
 page 380.

C. C. FELTNER, County Clerk
 By Lillian C. Rider, Deputy

CONTRACT AND ARTICLE OF RENTING

THIS MEMORANDUM OF AGREEMENT MADE AND ENTERED into by and between Grace H. Parry, herein-after designated as 'owner' and Herbert A. Bronnenburg, hereinafter designated as 'tenant' WITNESSETH:

That said owner has hereby and does rent and lease unto said tenant, the following lands and real estate situate in Sublette County, State of Wyoming, to-wit:

The North half of the northeast quarter of Section -21- and the west half of the northwest quarter of section -22-, all in township -38- N. range -113- west, being -160- acres more or less according to the official plat and survey thereof:

for the term and period beginning with and at the date of this in instrument, and ending and terminating April 1st. 1938, at and for the price and sum as rental of One hundred (\$100.00) Dollars, payable as follows, viz: \$50.00, cash in hand upon the delivery of this contract, and \$50.00 on or before September 1st 1937. Any default or failure in the payment of said cash rental, or other payments herein provided for, when due, shall and does render this contract null and void, and shall and does automatically terminate all rights of said tenant hereunder, and restores full possession of said premises to said owner. In addition to said cash rental herein provided for, said tenant hereby contracts, agrees, promises, obligates and binds himself to pay all general and special taxes that may accrue or come against said real estate during said tenancy, and that he will also keep up to a good and proper standard all improvements upon said lands, including fencing, buildings, out-buildings, water supply, irrigation service, fixtures, ditches, gates and equipment pertaining thereto, corrells and such other improvements as now exist upon said lands. It is further contracted and provided by the parties, that said tenant shall be privileged and have the right to make any and all further improvements upon said lands as he may desire for his own use and accomodation, but which may not be removed or interfered with in any manner, when said tenant shall cease to occupy said premises, without first obtaining the consent of the said owner, but all such improvements shall be left upon said lands in good condition, natural wear and tear excepted, and become the sole and absolute property of said owner. Said tenant shall make no repair or additional improvement that will in any manner destroy the capacity or accomodation of the present existing improvements on said lands, but may add thereto and improve the same to his own liking. It is further stipulated and provided that said tenant shall and does have the privilege of renewing this lease and contract for an additional term of three years, for a period of three years from the date of the expiration hereof, or from any annual renewal hereof, providing said owner shall continue to be the owner of said real estate at any such expiring period and said real estate shall at said time be for renting, and providing said tenant shall elect in writing to so renew said rental contract, on or before March 1st. of any such annual period. Said rental for any renewal period to be the same as to terms, amount and times of payment as hereinbefore stated.

It is understood between the parties that said real estate is for sale by said owner, and should the owner elect to sell said lands, during the term of this lease, or any subsequent contract of renting made with said tenant, and should have a satisfactory opportunity to make such a sale to any bona fide purchaser, satisfactory to her, then in that event, the said lessee herein shall have the first right and privilege to buy and purchase said premises at the same price and under the same terms and conditions, as proposed by any such satisfactory purchaser. It is further expressly provided, contract and agreed by and between the parties hereto that in the event said owner does elect to sell said premises at any time during the term of this contract or any renewal thereof, she shall give to the lessee herein, ninety days written notice of her intention to dispose of said leased premises, and in the event that the said lessee shall not purchase said lands under the terms and condition herein set forth, then said owner may sell said premises to any other person or persons, firm or corporation, as the case may be, and terminate this lease without further notice to the lessee by refunding to him any unused portion of any rental that may have been paid to said owner by said lessee.

This contact and lease is not assignable, and said lessee shall not be privileged or permitted to sublet said premises.

IN WITNESS WHEREOF, We have hereunto set our hands this ----day of February A. D. 1937.

Grace H. Parry Owner

Herbert A. Bronnenberg, Tenant

State of Indiana
 Randolph County --ss.

Personally appeared before me the undersigned a Notary Public within and for said county and state, the above named Grace H. Parry, and acknowledged the signing and execution of the annexed and foregoing contract for all uses and purposes therein mentioned and contained to be her voluntary act and deed.

WITNESS my hand and Notarial seal of office this 20 day of February, 1937.

My commission expires 9-15-40
 (NOTARIAL SEAL)

William A. Gutheil, Notary Public