

TERMS OF LEASE. The terms of this lease shall begin on the 11th day of February 1936 and continue during and until the 11th day of February 1941, unless sooner terminated by violation of any of its conditions, or by mutual agreement. Whenever terminated, the party of the second part agrees to peacefully surrender up the premises to the party of the first part.

SEED. Said second party agrees to furnish all seeds necessary to sow and plant said land.

THRESHING. The second party agrees to pay all of the threshing bill for threshing the grain and seeds.

LATERALS AND DITCHES. The party of the second part agrees to keep the laterals in a good state of repair which are used to convey water to and upon the premises; to keep the willows cut that grow along the laterals, to destroy the weeds along such laterals before they ripen; to keep in good repair the diversion-boxes supplying the water to said premises and keep the ditches in a proper state of repair that are used for conveying the waste-water away from the premises so that no damage shall be caused either to these premises or on those across which such waste-water is conducted, all at his own cost and expense. Failure to do this and which may result in damage by flooding roads or other property shall be made good by the party of the second part to the full extent of any such damages as may be adjudged and decreed.

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 seasonsable time, property 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 representative will sublet said premises, or any part thereof, or assign this lease, without the written consent of the party of the first part.

The party of the second party hereby agrees to work out or pay all of all Ditch assessments or Ditch taxes assessed against said land, and also agrees to pay all other taxes in connection with the above land.

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 this 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.

Jack White
E. Francis Winters, Witness. Floyd A. Thompson

THE STATE OF WYOMING)
)SS.
County of Sublette)

On this 11th day of February 1936, personally appeared before me, a Notary Public in and for said county, Jack White and Floyd A. Thompson to me known to be the identical persons who signed the foregoing instrument, and acknowledged the same to be their voluntary act and deed.
Witness my hand and Notarial seal the date last aforesaid.

My commission expires on the 7th day of January A.D. 1937, Lillian C. Rider, Notary Public.
(NOTARIAL SEAL)

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| No. 20659 | DECREE QUIETING TITLE | (CERTIFIED COPY) |
| H. R. Christmas, Judge | THE STATE OF WYOMING))SS. County of Sublette) | This instrument was filed for record in my office at 4:00 o'clock P.M., on the 21st day of September A.D. 1938, and duly recorded in Book 4 of Mscls., on page 278. |
| To | | |
| Frederick D. Guthrie | | <u>C. C. FELTNER</u> , County Clerk. |
| Fees, \$1.85 | | By <u>Patricia Murdock</u> , Deputy. |
| THE STATE OF WYOMING))SS. COUNTY OF SUBLETTE) | | |