

No. 24226

FARM LEASEJesse Johnson and  
Everett Johnson

To

Harry Poindexter

Fees, \$2.00

THE STATE OF WYOMING) This instrument was filed for record  
(ss. in my office at 11:30 o'clock A.M.  
County of Sublette) on the 4th day of January A.D. 1940  
and duly recorded in Book 6 of Mis-  
cellaneous, on page 489.Faren C. Falter, County Clerk.

This agreement made and entered into this 30th day of December, A.D., 1939, by and between Jesse Johnson and Everett Johnson, owners of the real estate and personal property hereinafter described, to be hereinafter known as the lessors, and Harry Poindexter to be herein-after known as the lessee, all of Sublette County, Wyoming.

WITNESSETH: That for and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the parties hereto, the lessors do hereby lease and de-mise unto the lessee the following described premises:

## REAL ESTATE

Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ), Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ ), and South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Ten (10); and South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ), and North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Eleven (11); all in Township Thirty-three (33) North, Range One Hundred Thirteen (113) West, Sixth (6th) Principal Meridian, Wyoming; together with all water and irrigation rights belonging to said premises.

## PERSONAL PROPERTY

10 head of horses; consisting of five (5) grown horses, three (3) mares and two (2) geldings; five (5) colts of which three (3) are geldings and two (2) mares; all branded Dart Bar Six

Farm Machinery and equipment, namely,

2 mowing machines--one McCormick one McCormick--Deering

2 rakes--one Deering one McCormick

1 Studebaker 3 $\frac{1}{2}$  in. wagon

2 old sweeps--one Jenkins sweep one Otto glider sweep

1 home made sled (new)

2 sets of leather tug harness

3 sets of chain harness, all in fair condition

11 horse collars

It is mutually understood and agreed by and between the parties that the horses listed herein, shall be and they are hereby made a part of this lease, with the understanding that the lessee shall feed and care for said horses during the entire term of this lease and at his own expense; and that during said time he shall use, work, and manage said horses the same as if they were his own and at the termination hereof, he shall return to the lessors all of said horses, if living, and if not, he shall replace said horses with other horses that shall be as near like the ones named herein as it is reasonably convenient to secure. That the date of the termination of this lease, the lessors and the lessee shall divide all increase, share and share alike.

It is further mutually agreed by and between the parties hereto that the lessee has received all of the above farming machinery and equipment in fair condition; and that he shall return to the lessors all of said equipment in as good a condition as when received, ordinary wear and tear accepted.

As rental for the use and occupancy of said premises for a period of five (5) years and for the term as hereinafter set forth shall be the sum of One Thousand One Hundred Twenty-five and no/100 (\$1,125.00) Dollars. The sum of Two Hundred Twenty-five and no/100 (\$225.00) Dollars to be paid on or before December the 15th, 1940; likewise the sum of Two Hundred Twenty-five and no/100 (\$225.00) Dollars on or before December the 15th, each and every year thereafter as long as this lease shall be in full force and effect.

The term of this lease shall begin on the 1st day of May A.D. 1940 and continue during and until the 1st day of May A.D. 1945, unless sooner terminated by violation of any of its conditions or by mutual agreement. Whenever terminated the lessee agrees to peaceably sur-  
render up the premises to the lessors.

The lessee agrees that he will carry on all farming, and ranching operations in a good, diligent, faithful, thorough, and husband like manner, and take care of all irrigation ditch-  
es, dikes, dams, and generally carry out the irrigation of said premises on such plans as is customary in the neighborhood.

The lessee agrees that he will keep all buildings and all fences in as good a state of repair as when received, at the commencement of this lease and at all times during said term.

It is agreed by and between the parties hereto that the lessee shall not sublet said premises without first having the written consent of the lessors to do so.

It is hereby agreed that should the lessee fail, refuse, or neglect to pay said rentals or any part thereof on their due date, then in that event the lessors or either of them shall give thirty (30) days notice of such default and should the lessee within said thirty (30) days of the time of receiving said notice fail to pay said rental, then the lessors or either of them or their attorney may declare this lease terminated and may thereupon take possession