

The party of the first part upon the considerations aforesaid, hereby give and grant to second parties an option to extend this lease upon the same terms and conditions for an additional term of five (5) years, such option to be exercised by written notice served on the party of the first part not less than ninety (90) days before the expiration of the term hereof.

The parties of the second part hereby expressly agree that the party of the first part, her agents or workmen, may enter premises to inspect the same or to show the property to persons desirous of purchasing same or for any other business or reasonable cause; should said premises need repair the party of the first part shall notify the parties of the second part in writing of said need and in the event that the parties of the second part shall fail, refuse or neglect to care for said repair, then in that event the party of the first part, her agent or workmen may enter into and upon said premises for the purpose of making said repair, and said necessary repairs shall be made at the expense of the parties of the second part and shall be paid by them at the next monthly rental period.

It is further understood and agreed by and between the said parties hereto that time is of the essence of this contract in all its provisions and if second parties shall fail, refuse or neglect to pay the rentals herein reserved at the time and in the manner herein above provided or violate any of the covenants herein contained then, in that event the party of the first part shall have the right to and may at her election declare this lease ended, and all the rights of second parties herein terminated, and into said premises re-enter as in their first and former state; provided that any failure of the first party to so elect to terminate this lease on action of such default shall not be construed as a waiver of such default or any other default of the second parties.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands the day and year first above written.

WITNESSES:

V. E. Faler

C. B. Googer

Rosalie E. Hockett, Trustee for G. B. Hockett, Raymond R. Salmon and Margaret N. Salmon,

J. F. McCormick

Lester Faler

Parties of the Second Part

THE STATE OF WYOMING)

:SS.

County of Sublette)

Before me this 11th day of May, A. D., 1942, personally appeared Rosalie E. Hockett, J. F. McCormick and Lester Faler whose names are subscribed to the above and foregoing instrument and acknowledged to me that they signed said instrument of their own free act and deed for the uses and purposes therein set forth.

My term expires
Jan. 4, 1943.

Faren C. Faler, County Clerk.

(COUNTY CLERK SEAL)

No. 29799

LEASE

Rosalie E. Hockett, et al

THE STATE OF WYOMING)

To

County of Sublette)

J. F. McCormick, et al

This instrument was filed for record in my office at 9:00 o'clock A.M. on the 11th day of May A. D., 1942 and duly recorded in Book 9 of Miscellaneous, on Page 41.

Fees, \$1.75

Faren C. Faler, County Clerk.

This lease made and entered into this 1st day of May, A. D., 1942, by and between Rosalie E. Hockett, Trustee for G. B. Hockett, Raymond R. Salmon and Margaret N. Salmon, party of the first part, and J. F. McCormick, Lester Faler and Mary Faler, parties of the second part, in consideration of the mutual promises and agreements between them,

WITNESSETH: That the said party of the first part do by these presents let, lease, and demise unto the said parties of the second part those certain premises situate in the Town of Pinedale, Sublette County, Wyoming described as follows, to-wit:

That certain room heretofore known in the town of Pinedale, as the Treboni Coffee Shop and located on a part of lots seven (7), eight (8), nine (9) and ten (10) of block nine (9) of Patterson's First Addition to the town of Pinedale, particularly described as commencing at a point approximately fifty-two feet eight inches, (52ft.8in.) West from the Northeast corner of said lot ten (10), and running South thirty-six (36) feet, thence West seventeen feet six inches (17ft.6in.), thence North thirty-six (36) feet, thence East seventeen feet six inches (17ft.6in.), to the place of beginning.

TO HAVE AND TO HOLD the said above described premises unto the said parties of the second part, their heirs, and assigns, from the first day of May, 1942, for, during and until the first day of December, 1946, being for the full term and period of four (4) years and seven (7) months from and after the commencement of the term hereof; and the said parties of the second part, in consideration of the leasing and demise of said premises by said first party to said second parties do covenant and agree to pay said party of the first part, her heirs, agent or assigns, the sum of One Thousand Six Hundred Fifty and no/100 (\$1,650.00) Dollars, payable at the rate of Thirty (\$30.00) and no/100 Dollars per month, in advance commencing on the first day of May, 1942, and continuing at the rate of Thirty and no/100 (\$30.00) Dollars per month on the first day of each and every month thereafter for the full term hereof.

It is expressly understood and agreed by and between the parties hereto that the second parties have received said premises in good condition and that they will at all times during the period of this lease keep said premises in good condition and at the expiration or termination of this lease, that the second parties will deliver back to said first party, the said premises in as good order and condition as when entered upon by them (reasonable and ordinary wear excepted); and that neither second parties nor their heirs or administrators