

Placer Creek No. Packard North Beaver Gold Bar & Last Chance more particularly described as follows

West 1/2 sec. 27-Sec 28 & sec 29 - sec 20 - sec 17 - Sec. 3 - Sec 21 - Sec 22 - Sec 15 - Sec 16 - Sec 10 - Sec 14 T 37 NR 111 W 6 P M Wyo

that said Assessment Work Could not be done & cannot be continued during the duration of the present War that this affidavit is made for the purpose of complying with the law & the holding of said claims.

N. W. Griggs

No. 32834

LEASE

C. F. Tronsen, et ux

THE STATE OF WYOMING)

To

County of Sublette)

W. E. Olson

*Terminated: Feb. 10 Mar. 1949*

This instrument was filed for record in my office at 10:30 o'clock A.M. on the 25th day of June A. D. 1945 and duly recorded in Book 9 of Miscellaneous on Page 367.

Fees, \$1.50

Helen Atwood, County Clerk

THIS AGREEMENT, made this 1st day of May, 1945 between C. F. Tronsen and Gertrude E. Tronsen, his wife, parties of the first part and W. E. Olson, party of the second part,

WITNESSETH, the said parties of the first part, for and in consideration of the covenants and agreements hereinafter, to be kept and performed by the said party of the second part, have demised and leased to the said party of the second part, all those premises situate, lying and being in Sublette County, State of Wyoming known and described as follows, to-wit:

SE 1/4 Section 33; T. 38 N. R. 113 W. 6th P.M. Excepting therefrom those buildings used directly in Dude Business.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, under the said party of the second part from May 1st 1945, for and during and until May 1st, 1950, and the said party of the second part, in consideration of the leasing of the premises aforesaid by the said parties of the first part, to pay to the said parties of the first part as rent for said premises, the following shares of all profit realized in the farming and ranching of the above described premises including shares of increase from the proceeds from sale of increase from 18 head of stock, said 18 head of stock now being on said premises, to-wit:

1st year--1/4 increase and profits to parties of the first part, 3/4 to party of second part 2nd year--1/3 increase and profits to parties of the first part, 2/3 to party of the second part 3rd year--1/3 increase and profits to parties of the first part, 2/3 to party of the second part 4th and 5th year--1/2 increase and profits to parties of the first part, 1/2 to party of the second part

it is further agreed that revenue from beaver trapped on above described land shall be divided half and half; that AAA shall be shared according to above schedule but shall not commence until 1946; that parties of the first part shall be furnished all milk and cream needed for Dude Business at current market wholesale price, proceeds therefrom to go into common fund and be distributed as provided in schedule above; party of the second part to furnish pasture for saddle horses during summer of 1945 only; taxes on land, exclusive of Dude buildings and personal property, to be paid by party of the second part before accounting is made under above schedule; parties of the first part to supply all materials for repair of machinery and fences, party of the second part to supply labor; parties of the first part to maintain 18 head of stock on said premises during the life of this lease, party of the second part to turn over to parties of the first part a like number of stock and of similar age and condition as of this date. And party of the second part shall ranch said lands in a good and workman like manner.

AND IT IS FURTHER AGREED where the said party of the second part that he will vacate said premises on the 1st day of May of any one year on 30 days notice prior thereto provided that he receive as consideration therefor the sum of \$500.00.

AND THE SAID PARTY of the second part further covenants with the said parties of the first part, that said second party has received said demised premises in good order and condition and at the expiration of the time mentioned in the lease will yield up said premises to the said parties of the first part in as good order and condition as when they were entered upon by said party of the second part, loss by fire or inevitable accident or ordinary wear excepted; and also will keep said premises in good repair during the lease.

IT IS FURTHER AGREED by said party of the second part, neither he nor his legal representatives will underlet said premises or any part thereof, or assign this lease without the written consent of the said parties of the first part, had and obtained thereto,

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties of aforesaid, that if the rent above mentioned, or any part thereof, shall be unpaid on the date of payment whereon the same ought to be paid as aforesaid, or if default shall be made in any of the covenants or agreements herein contained, to be kept by said party of the second part, his executors, or administrators, it shall and may be lawful for the said parties of the first part, their heirs, executors, administrators, agent, attorneys or assigns, at their election to declare said term ended, and into the said premises, or any part thereof, either with or without process of law, to re-enter. And if at any time said term shall be ended at such elections of said parties of the first part, their heirs, executors, administrators or assigns as aforesaid, or in any other way, the said party of the second part, his executors, administrators do hereby covenant and agree to surrender and deliver up the said above described premises and property peaceably to said parties of the first part, their heirs, executors, administrators and assigns, immediately upon the termination of said term as aforesaid, and if he shall remain in possession of the same 3 days after notice of such default or after the termination of this lease in any of the ways above named he shall be deemed guilty of forcible detainer of said premises under the statute, and shall be subject to conditions and provisions above named, and to eviction and removal, forcible or otherwise, with or without pro-

G. E. T.  
W. F. T.  
M. E. U.  
H. H.  
J. P.