

building known as the Club Cafe, Block 2, Original Townsite of the Town of Pinedale, as the same appears on the official plat thereof on file in the office of the County Clerk and Ex-Officio Register of Deeds at Pinedale, Sublette County, Wyoming, more commonly known as the Club Bar and Club Cafe.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said parties of the second part, executors, administrators and assigns, from May 1, 1945, for and during and until June 1, 1950. And the said parties of the second part, in consideration of the leasing of the premises aforesaid by the said party of the first party, his heirs, executors, administrators and assigns, to pay to the said party of the first part, as rent for said premises, the sum of \$125.00 per month on the 1st day of each and every month in advance until this lease is terminated.

AND IT IS FURTHER AGREED by the parties of the second part that the terms and agreements made in a certain CONTRACT OF SALE, of same date and between same parties, which said contract of sale is by reference made a part hereof, are incorporated in this lease, and any breach of the covenants therein shall terminate this lease.

AND THE SAID PARTIES of the second part further covenant with the said party of the first part, that said second party has received 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 party 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 at his own expense and said party of the first part will keep outside of said premises in good repair.

AND IT IS FURTHER AGREED that should said parties of the second part default in any of the conditions and covenants herein they will immediately assign all rights to any liquor license held by them, or their assigns, in the Town of Pinedale, to the said party of the first part.

IT IS FURTHER AGREED THAT SAID PARTIES OF THE SECOND PART MAY NOT UNDERLET SAID PREMISES OR ANY PART THEREOF, OR ASSIGN THIS LEASE WITHOUT WRITTEN CONSENT OF THE FIRST PART, HAD AND OBTAINED THERETO; HOWEVER PARTIES OF THE FIRST PART MAY ASSIGN HIS INTEREST HEREIN WITHOUT WRITTEN CONSENT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED By and between the parties 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 party of the first part, his heirs, executors, administrators, agent, attorneys or assigns, at his 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 party of the first part, his heirs, executors, administrators or assigns as aforesaid, or 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 party of the first part, his heirs, executors, administrators and assigns, immediately upon the termination of said term as aforesaid, and if he shall remain in possession of the same three 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 statutes, and shall be subject to conditions and provisions above named, and to eviction and removal, forcible or otherwise, with or without process of law as above states.

WITNESS The hands and seals of the parties aforesaid this day of 1945.

Signed, Sealed and Delivered
in the presence of

Helen Atwood

THE STATE OF WYOMING)
}ss.
COUNTY OF SUBLINTE)

Charles W. Woods
Party of the First Part

Lawrence M. Thomas

Joe L. Johnson
Parties of the Second Part

On this 17 day of July, 1945, before me personally appeared Charles W. Woods, party of the first part, and Lawrence M. Thomas & Joe Johnson party of the second part, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and official seal, the day and year in this certificate first above written.

(COUNTY CLERK SEAL)

Helen Atwood, County Clerk.

THE STATE OF WYOMING)
}ss.
COUNTY OF SUBLINTE)

On this day of 19, before me personally appeared ___, party of the first part, and ___, parties of the second part, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Given under my hand and seal, the day and year in this certificate first above written.