

LEASE FORM NO. 12

THE HILLS COMPANY, ONEIDA 67280

THIS AGREEMENT, Made this 27th day of August in the year of our Lord, One Thousand Nine Hundred and forty-eight, between Homer L. Jackson and Hildreth M. Jackson, his wife, parties of the first part, and

Thomas Reed, party of the second part,

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

Lot 1, Block 4, Original Town of Pinedale; together with all improvements appurtenant and appertaining thereto.

Party of Second part shall not make any major alterations to said premises without written permission first had and obtained from said parties of the first part. Parties of the first part agree to furnish heat for said above described premises. Party of Second part agrees to install certain wiring on or before the 15th day of October, 1948.

TO HAVE AND TO HOLD The above described premises, with the appurtenances, unto the said party of the second part, executors, administrators and assigns, from September 1, 1948, for and during and until December 1, 1950. And the said party of the second part, in consideration of the leasing of the premises aforesaid by the said party of the first part, to the said party of the second part, do covenant and agree with the said parties of the first part, their heirs, executors, administrators and assigns, to pay to the said party of the first part, as rent for said premises, the sum of \$2079.00 to be paid as follows, to-wit:

Said sum to be paid in equal monthly payments of \$77.00, first payment due September 1, 1948, and like payments to be made on the 1st day of each and every month this lease is in effect until the entire sum of \$2079.00 (less \$150.00 paid in advance) has been paid. AND THE SAID PART 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 he 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.

In event of fire premises must be made tenable by first parties within 4 months. 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, Party of second part to have option of renewal of lease for two year period on terms to be arranged at later date.

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 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 election 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