

THIS AGREEMENT, Made this 18 day of February in the year of our Lord, One Thousand Nine Hundred and fifty between M. J. Murphy and Esther Murphy, his wife part 1/2 of the first part, and Frank L. Korfanta and Albert Korfanta part 1/2 of the second part,

WITNESSETH, That the said part 1/2 of the first part, for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by the said part 1/2 of the second part, their executors and administrators, have de demised and leased to the said part 1/2 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:

That certain ground floor room, more commonly known as the Drug Store, lying and being situate on Lot 12; Block 15; Hennick Addition to the Town of Pinedale.

TO HAVE AND TO HOLD The above described premises, with the appurtenances, unto the said part 1/2 of the second part, executors, administrators and assigns, from March 10, 1950, for and during and until March 10, 1955. And the said part 1/2 of the second part, in consideration of the leasing of the premises aforesaid by the said part 1/2 of the first part, to the said part 1/2 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 part 1/2 of the first part, as rent for said premises, the sum of \$4500.00 to be paid in equal monthly

installments of \$75.00 each, first installment due 3/10/50, and like installments to be made on the 10th day of each and every month thereafter; provided however, that in the event of fire and premises become untenable, then and in that event all rentals shall cease, and this lease will be considered terminated.

AND THE SAID PART 1/2 of the second part further covenants with the said part 1/2 of the first part, that said second part ha ve received said demised premises in good order and condition and at the expiration of the time mentioned in the lease they will yield up said premises to the said part 1/2 of the first part in as good order and condition as when they were entered upon by said part 1/2 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 thei r own expense.

IT IS FURTHER AGREED By said part 1/2 of the second part, neither they nor their legal representatives will underlet said premises or any part thereof, or assign this lease without the written consent of the said part 1/2 of the first part, had and obtained thereto,

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 part 1/2 of the second part, thei r executors or administrators, it shall and may be lawful for the said part 1/2 of the first part, thei r heirs, executors, administrators, agent, attorneys or assigns, at thei r 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 part 1/2 of the first part, thei r heirs, executors, administrators or assigns as aforesaid, or in any other way, the said part 1/2 of the second part, thei r executors, administrators do hereby covenant and agree to