

4. The lessee agrees to devote the necessary time and attention to the proper management of the properties covered by this lease as would be deemed prudent under the circumstances existing and shall be accountable for any loss or damage resulting from neglect.

5. The lessee agrees not to enter into or participate in any business of a competing nature during the term of this lease.

6. The lessee agrees to pay all ordinary and necessary operating expenses.

7. The lessors agree to pay all property taxes and fire insurance relating to the protection of the property, and to pay for the cost of wintering all livestock used in connection with the operation of the leased properties and to maintain the herd in the numbers necessary to profitably operate the ranch. The place and cost of wintering the livestock to be mutually agreed upon by lessors and lessee.

8. The lessors agree to absorb all depreciation charges resulting from ordinary wear and tear relating to the properties covered by this lease and to make replacements when the property is worn out in the ordinary course of business.

9. The lessors make reservation of the right of Mr. Tom Welsh of Midvale, Utah, to build one cabin on the leased premises to be used for his personal use. The lessors also reserve the right to build one cabin each on the leased premises for their own personal use or the use of their families.

10. In the event a positive showing is made by either of the parties to this agreement that the arrangement is an unprofitable one for either of the parties thereto, then this lease shall terminate upon the next anniversary date of the lease following such notice and positive showing of unprofitableness.

IN WITNESS WHEREOF, we sign the day and year first above written.

Lee Astle \_\_\_\_\_ Lessor  
Grace J. Danier \_\_\_\_\_ Lessor  
Kenneth J. Wimber \_\_\_\_\_ Lessor

Joe Bush \_\_\_\_\_ Lessee