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December, 1954.

LESSEE'S COVENANTS

The lessee, to the intent that the obligations may continue throughout the term hereby created, covenants with the lessor as follows:

1. To pay, or cause to be paid, unto the lessor, the said yearly rent of Three Thousand (\$3,000.00) Dollars, in the manner and at the time hereinabove set forth and described and specified.

2. That he has received the farm and ranch utensils, tools and machinery listed, described and set forth in the inventory below in good order and condition, and at the expiration of the term mentioned in this indenture will yield up the said utensils, tools, and machinery to the lessor in as good order and condition as when the same were received and entered upon by the lessee, loss by fire or inevitable accident, or ordinary wear excepted; and also will keep said utensils, tools and machinery in good repair during the term of this lease at his own expense.

INVENTORY

One Sleigh

One Wagon

One Set of Harness for Team of Horses

One Saddle

One Kitchen Stove

One Heating Stove

One Oil Tank

One Light Plant

One Cream Separator

One Cupboard

3. That he has received the said demised lands and appurtenances thereto in good order and condition, including buildings, improvements, fences, and water ditches and laterals, and at the expiration of the term mentioned in this indenture will yield up the same demised lands, and appurtenances thereto, including buildings, improvements, fences and water ditches and laterals to the