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LEASE

This indenture, made this 23rd day of August, 1950, between Joe L. Johnson and Mary H. Johnson, of Pinedale, Wyoming, hereafter referred to as the Lessors, and Joe L. Johnson and Imo Howard, of Pinedale, Wyoming, hereafter referred to as the Lessees:

WITNESSETH, that the Lessors for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by the Lessees, has demised and leased to the Lessees, the premises and buildings located thereon in the Town of Pinedale, County of Sublette and State of Wyoming known and described as follows:

All that part of the building west of the firewall, including saloon, dance hall, pool hall, stock room or rooms, office, toilets and rest rooms, cocktail lounge and every room or rooms located in said building, all of said building and rooms being located on Lots 16, and 17, Block 2, of the Original Townsite of the Town of Pinedale, Sublette County, Wyoming.

To have and to hold the same unto the Lessees from the 23rd day of August, 1950, until the first day of June 1961. And the lessees in consideration of said demise, covenants and agrees with the Lessor as follows:

To pay as rent for said demised premises the sum of One Hundred Fifty and No/100s---- each month in advance upon the first day of each and every month of said term at their place of business in Pinedale, Sublette County, Wyoming, or at any other place that the same might be mutually agreed upon.

That the Lessees have examined the interior of said building and know the conditions thereof and have received the same in good order and repair, and the lessees will keep the interior of said building in repair, replacing all broken glass with a like quality of glass as that broken; that they will keep the adjoining alleys in a clean and healthful condition, according to the city ordinance and the direction of the proper public officials during the term of this lease at their own expense; and upon the termination of this lease, in any way will yield up said premises to said Lessors in as good condition and repair as when received, (loss by fire and ordinary wear and tear excepted).

To pay, (in addition to the rents above specified), all water rents, electric light bills, for the building and room herein demised.

If said Lessees shall abandon or vacate said premises, the same shall be re-let by the Lessors for such reasonable rent and upon such terms as to them may seem fit; and if a sufficient sum shall not be thus realized, then the Lessees agree to satisfy and pay such deficiency.

The lessees agree that if the rent above mentioned, or any part thereof, shall not be paid on the date the said payment should be made, or if default shall be made in any of the covenants of this lease, to be kept and performed by the Lessees, their executors, administrators or assigns, the Lessor shall serve the Lessees with thirty (30) days written notice and if such default shall not then be corrected, it then shall be lawful for the said Lessors, their heirs, executors, administrators or assigns, at their election to declare said term ended and in the said premises enter with or without due process of law.