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L E A S E

THIS AGREEMENT, Made this 10th day of September, 1949 between Joe L. Johnson and Inez Howard, limited partners, parties of the first part, and Russell O. Weimer and Fern M. Weimer, parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by the said parties of the second part, their executors and administrators, have demised and leased to the said parties 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 Cafe adjoining Club Bar, and being situate part of lot 17, Block 2; Original Town of Pinedale, Wyoming.

EXCEPTING THEREFROM and RESERVING unto the said parties of the first part the right to maintain and operate exclusively all coin operated machines, PROVIDED HOWEVER, said parties of the second part are to receive one fourth ($\frac{1}{4}$) of all net profits obtained by said parties of the first part from said operation as hereinabove set forth.

TO HAVE AND TO HOLD The above premises, with the appurtenances, unto the said parties of the second part, executors, administrators and assigns, from September 10, 1949, for and during and until September 10, 1951; with option of renewal on the part of said parties of the second part for a period of three years at a rental basis of \$75.00 per month. And the said parties of the second part, in consideration of the leasing of the premises aforesaid by the said parties of the first part, to the said parties 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 parties of the first part, as rent for said premises, the sum of \$1800.00 to be paid in equal monthly instalments in the sum of \$75.00 per month, first payment due September 10, 1949 and like amount to be paid on the 10th day of each and every month thereafter until the entire amount is paid.