

LEASE—FORM NO. 12

THE HILLS COMPANY, SHERIDAN 71001

THIS AGREEMENT, Made this 2nd day of October in the year of our Lord, One Thousand Nine Hundred and Fifty, between Andrew Erickson and Lesa Erickson, parties of the first part, and Alson Hoyt & Amy M. Hoyt, parties 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, to their executors and administrators, have demised and leased to the said part 1/2 of the second part, all those premises situate, lying and being in Bondurant of the County of Sublette,

and in the State of Wyoming, known and described as follows, to-wit:

E 1/2 NW 1/4, NE 1/4 Section 22

W 1/2 NW 1/4 Section 23, T 38 N R 113 W

32 Acres.

and the following machinery 25 bushels, straight rakes, 1 Tractor, 2 power sweepers, 1 manure spreader, 1 wood saw, 2 wagons, and 1 CMCS trucks. Every effort will be made to keep the above listed machinery in working order.

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 2 October, 1954, for and during and until Oct. 2, 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 part 1/2 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 \$700.00 (Seven hundred dollars).

Clearly, payable in advance. Parties of second part will have option to release property on same terms and of 5 year period should parties of first part decide to continue leasing the property. 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 1/2 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 their 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, their executors or administrators, it shall and may be lawful for the said part 1/2 of the first part, their heirs, executors, administrators, agent, attorneys or assigns, at their 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 elections of said part 1/2 of the first part, their heirs, executors, administrators or assigns as aforesaid, or in any other way, the said part 1/2 of the second part, their executors, administrators do hereby covenant and agree to