

464

LEASE

THIS AGREEMENT, Made this 1st day of May in the year of our Lord, One Thousand Nine Hundred and Fifty, between Finis and Emma Mitchell

part X of the first part and Sam F. and Christina C. Naylor

part Y of the second part,

WITNESSETH, That the said party Y of the first part, for and in consideration of the covenants and agreements herein-after mentioned, to be kept and performed by the said party X of the second part, their executors and administrators, have demised and leased to the said party Y of the second part, all those premises situate, lying and being in the County of Sublette and in the State of Wyoming, known and described as follows, to-wit:

TO HAVE AND TO HOLD The above described premises, with the appurtenances, unto the said party Y of the second part, their executors, administrators and assigns, from May 1st 1950 for and during and until May 1st 1955. And the said party Y of the second part, in consideration of the leasing of the premises aforesaid by the said party X of the first part, to the said party Y of the second part, do covenant and agree with the said party Y of the first part, their heirs, executors, administrators and assigns, to pay to the said party Y of the first part, as rent for said premises, the sum of \$150.00 on May 1st, 1950, \$150.00 on May 1st, 1951, and the sum of \$300.00 on the first day of May in each of the years 1952, 1953, 1954.

AND THE SAID PARTY Y of the second part further covenants with the said party X of the first part, that said second party Y has received said demised premises in good order and condition and at the expiration of the time mentioned in this lease they will yield up said premises to the said party X of the first part in as good order and condition as when they were entered upon by said party Y 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.

AND THE SAID PARTIES hereto agree that in the event of sale of the within described property that the said party of the second part shall have the first option to buy.

The South half of the Northeast Quarter (SE_2NE_4) and the Southeast Quarter (SE_1E_4) of Section 27, Township 32 North of Range 108, West of the 6th P.M.; and the North one-half of the South one-half (N_2S_2) of Section 26, Township 32, North of Range 108, West of the 6th P.M.; and the North one-half of the Northeast one-quarter (N_2NE_4) of Section 24, and the Southwest one-quarter of the northeast one-quarter (SW_4NE_4) of Section 34, Township 32, North of Range 108 West of the 6th P.M.

Together with all water and water rights, ditch and diten rights, reservoir and reservoir rights, and the rights to the use of water, citches and reservoirs belonging to or used in connection with said above described lands and all thereof; together with all Taylor Gravel rights belonging to or used in connection with said above described lands.

IT IS FURTHER AGREED By said party Y 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 party X of the first part, had and obtained thereto.