

20896

RECORDED March 12, A.D. 1954 at 11:30 A.M.
IN BOOK 142 Miscellaneous 73.
LEASE
FEES \$ 2.⁰⁰ *H. H. Summers*

THIS AGREEMENT, made and entered into this 15th day of MAY 1954, by and between RUBY TAMBLYN and ROBERT J. TAMBLYN, husband and wife, Lessors, of Pinedale, Wyoming, and LEONARD R. RALPH and EUGENE BROWN, co-partners, Lessees, doing business as FRONTIER FREIGHT LINES, of Kemmerer, Wyoming.

WITNESSETH:

That the Lessors, for and in consideration of the covenants and agreements hereinafter set forth to be kept and performed by the Lessees, their heirs, executors, administrators and assigns, have leased and by these presents do hereby LEASE unto the Lessees all those premises situate in the Town of Pinedale, County of Sublette and State of Wyoming and known and described as follows, to-wit:

Lots 2 and 3 in Block 5, of the Jones Addition to the Town of Pinedale, Wyoming, as the same appear on the plat and map thereof of record in the office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, together with all improvements situate thereon.

TO HAVE AND TO HOLD the above described premises unto the said Lessees, their heirs, executors, administrators and assigns, from March 1st 1954, for and during and until March 1st 1956. And the said Lessees in consideration of the leasing of the premises aforesaid by the said Lessors to the said Lessees, do covenant and agree with the said Lessors, their heirs, executors, administrators and assigns, to pay to the said Lessors as rent for the said premises the sum of Sixty-five Dollars, (\$65.00) per month, the same being payable monthly in advance, the first payment being due March 1st 1954.

It is hereby understood and agreed by and between the parties hereto that the Lessors shall pay all taxes upon the aforesaid premises, said taxes to include County of Sublette and State of Wyoming property taxes and Town of Pinedale, Wyoming, water taxes, and the said Lessors shall pay all insurance upon the aforesaid premises; and the Lessees shall pay for all utilities used upon or in connection with the said premises, said utilities to include electricity and gas.

It is further understood and agreed by and between the parties hereto that the Lessees shall have the option to purchase the above described premises at a purchase price of Five Thousand Dollars (\$5,000.00), plus the balance due under this Lease for the unexpired term; said option shall be in full force and effect during the term of this Lease.