

54131

RECORDED September 13 1955 11:00 A.M.
 IN BOOK 15 Miscellaneous PAGE 69
 FEES \$1.50
 SUBLETTE COUNTY, PINE DALE, WYOMING

LEASE AGREEMENT WITH OPTION

THIS AGREEMENT, Made this 13th day of September, 1955 between J. Chauncey Clark and Mary P. Clark, his wife and Iffa R. Clark, parties of the first part and Frank Dew and Frank R. Dew, 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 the premises situate, lying and being in the County of Sublette, and State of Wyoming, known and described as follows, to-wit:

The South Half of the Southeast Quarter of the Northeast Quarter ($S_2SE_4NW_4$), Section Six (6), Township Thirty-three (33) North, Range One Hundred Nine (109) West, 6th P.M., Wyoming, containing twenty-(20) acres, more or less, together with all improvements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD The above described premises, with the appurtenances, unto the said parties of the second part, their executors, administrators and assigns, from September 13, 1955, for and during and until September 12, 1965. 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 Twenty-five and 00/100 (\$25.00) Dollars per year, payable in advance, on or before the 13th day of each September during the term of this lease.

AND THE SAID PARTIES OF the second part further covenants with the said parties of the first part, that said second parties have received said demised premises in good order and condition and at the expiration of the time mentioned in the lease will yield up said premises to the said parties of the first part in as good order and condition as when they were entered; parties of the second part hereby reserving the right, which is hereby granted by the parties of the first part, to remove any and all improvements that parties of the second part might place upon said premises.

IT IS FURTHER AGREED By said parties of the second part, that neither they or their legal representatives will underlet said premises or any part thereof, or assign this lease without the written consent of the said parties of the first part, had and obtained.

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 aforesaid, or if default shall be made in any of the covenants or agreements herein contained, to be kept by said parties of the second part, their executors or administrators, it shall and may be lawful for the said parties 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 election of said parties of the first part, their heirs, executors, administrators or assigns as aforesaid, or in any other way, the said parties of the second part, their executors, administrators, do hereby agree to surrender and deliver up the said above described premises and property peaceably to said parties of the first part, their heirs, executors, administrators and assigns, immediately upon the termination of said term as aforesaid, and if they shall remain in possession of the same 30 days after notice of such default, or after the termination of this lease in any of the ways above named, they shall be deemed guilty of forcible detainer of said premises under the statute, and shall be subject to conditions and provisions above named, and to eviction and removal, forcible or otherwise, with or without process of law as above stated.