



Sinclair Refining Company LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-55

THIS AGREEMENT, in duplicate, made and entered into this 11 day of June, A. D. 1956, by and between Lyman Fearn and Emma M. Fearn, Wife of 416 Bridger Street, street address Rock Springs, Wyoming, party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of Wyoming, having its principal business office at 600 Fifth Avenue, New York, New York, party of the second part, Lessee,

WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the use of the land within street lines in front thereof), situate in the city of Pinedale, County of Sublette, and State of Wyoming, at No. Pine & Fremont Street, (If in the country) _____ miles of the City of _____ on _____ (Insert which direction) _____ Highway, State of _____; said premises

being also known as _____
Being described as: The South sixty five (65) feet of Lots 18, 19, and 20 in Block 15, Hennick Addition to the City of Pinedale, said parcel having a frontage of seventy five (75) feet on Pine Street and sixty five (65) feet on Fremont ave.

"In no event shall the term of this lease commence prior to the completion of the modification work set forth in the 'Specifications for Remodeling Work on Sinclair Service Station, Pinedale, Wyoming' attached to the letter dated February 8, 1956, of Harrower and Taylor, General Contractors."

Handwritten signature: J. F. Fearn

TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unloading facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of Ten years, from the 1st day of September, A. D. 1956. Lessor hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege of extending this lease for a period of Five year.s.... Lessee may exercise

(Continued on reverse side)