

Form 1717-P (MGM) 10M 9-55



Sinclair Refining Company

LEASE AGREEMENT

THIS AGREEMENT, in duplicate, made and entered into this 4 day of July,
 A. D. 1956, by and between Lyman Fearn and Emma M. Fearn, Wife,

of 415 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 further 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]

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 thereto belonging, together with any and all permits, whether village, city, county or state,
 unto Lessee, its successors and assigns, for a term of Ten year(s),
 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)