

LEASE

THIS AGREEMENT made and entered into this 4th day of January, 1957, by and between ELTON COOLEY and ALMIRA COOLEY, husband and wife, of Pinedale, Wyoming, and hereinafter called Lessors, and SCHOOL DISTRICT No. 1, in the County of Sublette and State of Wyoming, hereinafter called Lessee;

W I T N E S S E T H:

That Lessors for and in consideration of the covenants to be performed by the Lessee and hereinafter reserved and set forth, have demised, let and leased and by these presents do demise, let and lease unto the Lessee the following described lands:

That part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 34; Township 34 North Range 109 West of the 6th P.M., Sublette County, Wyoming, and described as follows: Commencing at the Northeast corner of Lot 8, Block 5, Hennick Second Addition to the Town of Pinedale, Sublette County, Wyoming; thence North 70 feet to the point of beginning of the description of this tract; thence North 1100 feet; thence West 695 feet more or less, being the distance from the Northeast corner of Lot 8, Block 5, West to the Northwest corner of Lot 1, Block 4, Hennick Second Addition, whether more or less than 695 feet, to be surveyed later; thence South 1100 feet; thence East 695 feet, more or less, to the point of beginning; containing an acreage of 17.05 acres more or less; and subject to the terms of that certain Oil and Gas Lease dated April 24, 1954, between Elton Cooley and Almira Cooley, husband and wife, and Continental Oil Company, a Delaware corporation, and filed for record in the office of the County Clerk and Ex-Officio Register of Deeds of Sublette County, Wyoming, in Book 9 of Oil and Gas, page 55.

Lessors covenant that no further or additional Oil and Gas Lease will be executed by them after the termination of the aforesaid Lease, while and during the term herein granted.

TO HAVE AND TO HOLD the same unto the Lessee for and during and through-out the term of eleven years, said term to commence on the 4th day of January, 1957, and to end on the 4th day of January, 1968; said premises to be occupied and used by the Lessee for the purpose of erecting and constructing thereon public school buildings and playgrounds and for the purpose of maintaining and conducting and holding thereon a public school.

The Lessee agrees to pay as rent for the use of the aforesaid premises the sum of \$3000.00 at the execution of this agreement, the receipt whereof by Lessors is hereby acknowledged, and the sum of \$3375.00 on the 4th day of January, 1958, and a like sum annually thereafter through-out the term herein demised.