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THIS AGREEMENT made and entered into this 1st day of June, 1959, by and between LEE THOMSON and CORA THOMSON, husband and wife, hereinafter called Lessors, of Cora, Wyoming, and JOHN E. WARDELL and MAE WARDELL, husband and wife, hereinafter called Lessees, of Cora, Wyoming.

WITNESSETH:

That for and in consideration of the rent and of the Lessee's covenants hereinafter contained and set forth to be kept and performed by the Lessees, their heirs, executors, administrators and assigns, all those certain lands situate in the County of Sublette and State of Wyoming, and known and described as follows, to-wit:

All of the SW^{1/4} SW^{1/4} of Section 3, Township 34 North, Range 110 West of the 6th P.M., except that part owned and controlled and occupied by School District No. 1, Sublette County, Wyoming and containing not more than two acres, and together with all buildings and improvements situate thereon.

TO HAVE AND TO HOLD the above described lands, together with all buildings and improvements situate thereon, unto the Lessees, their heirs, executors, administrators and assigns, for and during a term of three years, commencing on the 1st day of June, 1959 and terminating on the 31st day of May, 1962, and the said lands and improvements and buildings are to be taken together with all fixtures and equipment therein or thereon contained and belonging. The said Lessees in consideration of the lessing of the premises aforesaid by the said Lessors to the said Lessee, their heirs, executors, administrators and assigns, agree to pay to the said Lessors as rent for the aforesaid lands the sum of Two Hundred Fifty (\$250.00) Dollars per month, said sum being payable monthly in advance and the first payment hereunder being due and payable on June 1st, 1959, and a like sum on the 1st day of each succeeding month thereafter until the termination hereof.

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