

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 1st day of September, 1960, by and between Eugene Pfisterer and Kay Pfisterer, husband and wife, of Pinedale, Wyoming, parties of the first part and herein called Lessors, and Ray Wenz of Pinedale, Wyoming, party of the second part and herein called Lessee, WITNESSETH:

That for and in consideration of the rent hereinafter reserved and the covenants hereinafter contained, the same to be observed and performed by the Lessee, the Lessors have let, leased and demised, and do hereby let, lease and demise unto the Lessee, the following described premises:

The Barber Shop and Beauty Salon situate on the ground floor of the Stockman s Hotel building in the Town of Pinedale, Sublette County, Wyoming;

Said premises shall be used as a Barber Shop and Beauty Salon and for no other business or purpose, without the consent of Lessors.

The aforesaid premises are let and leased for a term of Five Years the same to commence on the 1st day of September, 1960, at the total rent or sum of Seven Thousand Five Hundred (\$7,500.00) Dollars, lawful money of the United States of America, which Lessee agrees to pay to Lessors at their place of business in Pinedale, Wyoming, in installments as follows:

The sum of One Hundred Twenty-five (\$125.00) Dollars on the date hereof, receipt whereof is hereby acknowledged, and the sum of One Hundred Twenty-five (\$125.00) Dollars on the 1st day of each succeeding month hereafter throughout the term hereof.

The Lessors agree to pay taxes and assessments levied and assessed on the aforesaid premises throughout the term hereof and Lessee agrees to pay all Town of Pinedale, Wyoming assessments for water and sewer services extended to said premises, and further Lessee agrees to pay all charges made against said premises for services of any public utility, including charges for electricity. Lessors agree to furnish adequate heat to said premises throughout the term hereof.

It is further agreed by the parties hereto that Lessee may install on the premises all such equipment as necessary and incidental to the aforesaid business purposes, such equipment to remain the property of the Lessee upon the termination of the within agreement.

The Lessors hereby grant unto Lessee the option to lease the aforesaid premises for a term of five years to commence upon expiration of the term herein demised, the same to be upon the same terms as herein granted unto Lessee, or as the same may be altered by agreement of the parties; Lessee must exercise said option by giving Lessors notice not less than thirty days prior to expiration of the within term, failing therein said option shall expire.