

Lessee agrees that he has received the aforesaid premises in good order and condition and will return them in similar condition less ordinary wear and usage and further the Lessor agrees that in event the aforesaid premises are destroyed or damaged so as to render the same not fit or usable for the purposes herein agreed the Lessee may at his option terminate the within agreement without expense or cost to him.

The Lessors further agree that Lessee may at his option terminate the within agreement at any time hereafter by notice and the payment of Two Hundred and Fifty (\$250.00) Dollars, and the Lessors agree to accept said sum as the full and complete and agreed damages for termination of the within lease.

Upon a failure to perform any of the covenants on the part of Lessee the Lessors shall have the option of re-entry and may remove all persons and property from the premises.

The covenants and conditions herein contained shall apply to and bind the heirs, successors, executors, administrators and assigns of all parties hereto.

Time is declared to be of the essence of this lease agreement.

In Witness Whereof we have hereunto set out hands in duplicate this 1st day of September, 1960.

*Eugene Pfisterer*  
Eugene Pfisterer, Lessor,  
*Kay Pfisterer*  
Kay Pfisterer, Lessee,  
*Ray Wenz*  
Ray Wenz, Lessee

State of Wyoming )  
) ss.  
County of Sublette )

On this 5th day of September, 1960, before me appeared Eugene Pfister and Kay Pfisterer, husband and wife, and Ray Wenz, to me known to be the persons described in and who executed the foregoing Lease Agreement, and acknowledged that they executed the same as their free act and deed.

*John Mackey*  
Notary Public

71359

RECORDED September 12 1960 1:30 P.M.  
IN BOOK 19 MISCELLANEOUS PAGE 289  
FEES \$ 150 SUBMITTED BY JOHN MACKAY  
SUBLETTE COUNTY, PINEDALE, WYOMING

