

of Big Piney, Sublette County, State of Wyoming, of the first part, and
Louie Tomassi and Emma Tomassi, husband and wife

of Big Piney Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 1.00

WITNESSETH, that the purchase money of the first part of the above described real estate, to-wit: One DOLLARS in hand paid, as part of the purchase money for the real estate hereinafter described, and upon the EXPRESS CONDITION, which is hereby declared a condition precedent, TIME being the ESSENCE of such condition; that the said parties of the second part, their heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on their part to be kept and performed; do hereby for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said parties of the second part by a good and sufficient Warranty Deed, subject, however, to one-half of the taxes of A. D. 1961 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15), Block Ten (10), C. P. MacGlashan's First Addition to the Town of Big Piney, Sublette County, Wyoming. Together with all buildings and improvements thereon or appurtenant thereto. And including all stocks of merchandise, furniture, fixtures, machinery and tools, kept stored or used in connection with the operation of said premises.

SOLD FOR One hundred thousand - - - - - DOLLARS (\$100,000.00) and to include all improvements now on said property and such other improvements as may hereafter be placed on said premises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the parties of the second part do hereby, for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to and with the said parties of the first part, their heirs, executors, administrators, and assigns, to pay the balance of the consideration price for said premises, and all taxes and assessments when due, as follows, to-wit:

All of the gross receipts derived from hotel rentals, less operating expenses, commencing July 10, 1961 continuously each and every month until fully paid or until other arrangements agreeable to both parties are consummated.

Payable at the office of State Bank of Big Piney / without interest
~~Interest payable~~ ~~xxxxxx~~ ~~if principal or interest is not paid~~ ~~xxxxxx~~ ~~due the sum to be~~ ~~xxxxxx~~ ~~per cent interest per~~
~~annum from maturity until paid~~

PROVIDED, ALWAYS, and these presents are upon the express condition, that in case of failure of said part ies of the second part, their heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on their part to be performed, then said parties of the first part, their heirs, executors, administrators or assigns, shall have the right to declare this contract void, and thereupon to recover by distress upon the premises or otherwise all the interest which shall have accrued upon this contract up to the day of declaring it void, as rent for use and occupation of said premises; to hold and retain all moneys paid on this contract by said part ies of the second part, as liquidated damages, and to take immediate possession of the premises; to regard the person or persons in possession on such termination of the contract as tenant or tenants holding over without permission; and to recover all damages sustained by holding over without permission, or by reason of any waste or damage committed or suffered on said premises. Eighty ies of the second part agrees to keep the buildings on said premises insured in a sum not less than their interests may appear.

The parties of the second part agrees to keep the buildings on said premises insured in a sum not less than Eighty thousand Dollars, in favor of and payable to parties of the first part, as their interests may appear.
This contract issued in duplicate and not transferable without permission in writing of first party first had and obtained.
Frank Veasley - Frank Veasley

In presence of

Frank Yearsley - Frank Yearsley
Dellma Yearsley - Dellma Yearsley
Louie Tomassi - Louie Tomassi
Emma Tomassi - Emma Tomassi

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF WYOMING,

County of _____ Sublette

On this 10th day of July

1961

On this 10th day of June, 1965, Frank Yearsley and Dellma Yearsley, husband and wife and Louie Tomassi and Emma Tomassi, husband and wife

husband and wife
to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that
they executed the same as their free act and deed, including the release and waiver of the right
of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said
instrument.

Given under my hand and Notarial seal, this 10th day of July

Notary Public.

My commission expires on the 22nd day of April, A. D. 19 62