

This agreement, made and entered into this 5th day of Dec. A. D. 19 61
by and between George E. Gilligan owner of the real estate herein described, party of the first
part, and Frank C. Mayo party of the second part.

Witnesseth. That for and in consideration of the covenants and agreements hereinafter set forth, to be kept and performed by the parties hereto, the said party of the first part does hereby lease and demise unto the party of the second part, the following described premises and real estate situate in the County of Sublette and State of Wyoming, viz.: $\frac{1}{2}SE\frac{1}{4}$ of Sec. 20; $SW\frac{1}{4}$, $W\frac{1}{2}SE\frac{1}{4}$ of Sec. 21; Lots 2 and 3, $NW\frac{1}{4}NE\frac{1}{4}$, $N\frac{1}{2}NW\frac{1}{4}$ of Sec. 29; Lots 9, and 10 of Sec. 30; T. 32 N. R. 106 W. 6th P.M. $W\frac{1}{2}NW\frac{1}{4}$, $N\frac{1}{2}SW\frac{1}{4}$, $SW\frac{1}{4}SE\frac{1}{4}$ of Sec. 27; the $E\frac{1}{2}$ of Sec. 34; $SE\frac{1}{4}$ of Sec. 35; T. 32 N. R. 107 W. 6th P.M.; Lots 1, 2, 3, and 4, $S\frac{1}{2}N\frac{1}{2}$, $NE\frac{1}{4}SW\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$ of Sec. 2; Lot 1 of Sec. 3; T. 31 N. R. 107 W. 6th P.M. Wyoming

Together with irrigation water rights belonging thereto.

RENTAL. As rental for the use and occupancy of said premises, the party of the second part agrees to pay to the party of the first part the following:

Eight hundred fifty dollars and other good and valuable consideration, the receipt whereof by the Lessor is hereby acknowledged, the same is hereby acknowledged by Lessor to be payment in full. If the first party should sell or die this lease would expire at that time. And if the second party should buy additional land this lease would expire at the time with (10) ten days written notice.

TERMS OF LEASE. The terms of this lease shall begin on the 5th day of December 19 61 and continue during and until the 4th day of December 19 64, unless sooner terminated by violation of any of its conditions, or by mutual agreement. Whenever terminated, the party of the second part agrees to peacefully surrender up the premises to the party of the first part.

SEED. Said party agrees to furnish all seeds necessary to sow and plant said land

THRESHING. The second party agrees to pay _____ of the threshing bill for threshing the grain and seeds.

NOTICE OF THRESHING. Said second party agrees to notify said first party in writing as to the exact date that the grain will be threshed, not less than three days before such threshing will commence.

LATERALS AND DITCHES. The party of the second part agrees to keep the laterals in a good state of repair which are used to convey water to and upon the premises; to keep the willows cut that grow along the laterals, to destroy the weeds along such laterals before they ripen; to keep in good repair the diversion-boxes supplying the water to said premises and keep the ditches in a proper state of repair that are used for conveying the waste-water away from the premises so that no damage shall be caused either to these premises or on those across which such waste-water is conducted, all at his own cost and expense. Failure to do this and which may result in damage by flooding roads or other property shall be made good by the party of the second part to the full extent of any such damages as may be adjudged and decreed.

The party of the second part shall carry on the farming operations in a good, diligent, faithful, thorough and workmanlike manner, on such plans as are approved by successful and efficient neighbors under similar conditions. All crops shall be planted at seasonable time, properly cultivated and irrigated; harvested and cared for in the best manner to obtain the best results. The hay shall be cut, cured and stacked at the proper times, and as often as the season and growth will permit, and for this purpose shall provide sufficient tools, machinery, implements and horses as may be necessary, and necessary feed for such horses.

The party of the second part agrees to keep the manure hauled out and spread upon the cultivated land, and the stables, corrals and feed-yards shall be kept reasonably clean and free from manure and rubbish.

The party of the second part agrees to keep the buildings and improvements in a good state of repair at his own expense, and at the expiration of this lease will yield up said premises to the party of the first part in as good order and condition as when they were entered upon by the party of the second part, ordinary wear and inevitable accident excepted; he shall also and hereby agrees to take good care of the garden, and the fruit-trees, shrubs, shade and ornamental trees; to keep the ground cultivated and irrigated and not permit the weeds to grow or ripen.

The party of the second part shall keep the fences in a good state of repair, but new wire or staples shall be provided for this purpose by the party of the first part.

It is further agreed by the said party of the second part, that neither _____ nor _____ legal representative will sublet said premises, or any part thereof, or assign this lease, without the written consent of the party of the first part.

The party of the second part hereby agrees to work out or pay _____ of all Ditch assessments or Ditch taxes assessed against said land.

Should the party of the second part fail to carry on the work in a competent manner, it is hereby agreed that the party of the first part may, at his option employ competent help to perform such neglected work, to be paid for by the party of the second part. And until so paid for to stand as a lien against the crops upon the premises.

It is expressly agreed and understood that this lease shall be construed as a chattel mortgage and shall bind all the crops grown on said lands during the continuance of this lease, until all the share of the first party, herein set forth, shall have been delivered to the party of the first part, as above set forth, and until all the conditions herein made are fully complied with by the party of the second part.

It is hereby agreed that should the party of the second part fail or refuse to carry out and perform any of the conditions of this lease, then and in that event, the party of the first part may declare this lease terminated by giving ten days' notice, and may enter upon and take possession of the premises and the party of the second part shall thereupon vacate said premises. Should said second party fail or refuse to peaceably surrender and deliver up said premises at any time when this lease shall terminate as herein provided then said second party shall be deemed guilty of forcible detainer of said premises under the statute.