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notice is deposited in a United States post office. All notices shall be sufficient within the terms of this lease when signed by any one or more of the notifying parties, and mailed to any one or more of the opposite parties. Personal delivery of such written notice shall have the same effect as notice given by mail. The above addresses may be changed for the purposes of this lease by notification of the opposite party in writing.

12. The Lessor shall have the right, at all times, to enter the leased premises for the purposes of inspecting said premises and property, without thereby being deemed to evict the Lessee, in whole or in part, and without causing the above rental to abate.

13. The Lessee shall not underlet said premises or property, or any part thereof, or assign this lease, without the written consent of the Lessor.

14. The Lessee shall not use said premises or property, nor permit the same to be used, for any offensive purpose or for any purpose prohibited by the laws of the United States of American, or the State of Wyoming, or by the ordinances of the municipality wherein said premises and property are located.

15. Waiver by either the Lessor or the Lessee of any breach of any condition or provision of this lease shall be limited to the particular instance, and shall not operate or be deemed to waive any future breach or breaches of said condition or provision. The failure of either the Lessor or the Lessee to insist, in any one instance or more, upon the performance of any of the conditions or provisions of this lease, or to exercise any right or privilege herein conferred, shall not be construed as thereafter waiving any such conditions, provisions, rights or privileges, but the same shall continue and remain in full force and effect.

16. If the rent above mentioned, or any part thereof, shall be unpaid on the date whereon the same ought to be paid, as aforesaid, or if default shall be made in any of the covenants and agreements herein contained to be kept by the Lessee, the Lessor may, at the election of the Lessor, declare said term ended, and either with or without process of law re-enter said premises, or any part thereof, and take immediate possession of the premises and property herein leased and, in addition, the Lessee shall be liable to the Lessor for all damages and for all expenses the Lessor may reasonably incur in connection with re-entry and repossession of the premises and property, and a subsequent reletting thereof, including a reasonable attorney fee; provided, however, anything herein contained to the contrary notwithstanding, that the Lessor shall not exercise any land