

date of the exercise of said option, which said abstract shall evidence in the Lessors a marketable title to the above described real property and premises. 409

In the event that Lessors have increased the value of the foregoing real property and premises by reason of capital improvements to the buildings situate thereon as hereinabove described, then and in that event the option price above mentioned shall be increased by the full cost of any and all said capital improvements to the Lessors.

This lease and the terms and conditions hereof shall inure to and be binding upon the parties hereto, and upon their respective heirs, executors, administrators and assigns.

Lessors agree that so long as Mary Hill Anderson is the acting United States Postmistress for Cora, Wyoming, she shall continue to operate the United States Post Office in its present location.

Lessors agree that the above real property and premises shall not be leased and demised to any person or persons after expiration of the term herein described until the Lessors have first offered the above real property and premises unto the Lessees herein upon the same terms and conditions as Lessors are willing to lease said real property and premises to persons other than the Lessees herein.

The Lessees covenant and agree to immediately and peacefully surrender and deliver up the aforesaid real property and premises unto the Lessors upon expiration of the term herein demised, or upon the date of termination for any other cause as herein set forth. Failure to do so and all expense resulting therefrom to the Lessors in the removal of