

Lessee agrees that in the event he does not exercise the ⁵³ Option to purchase the premises as described in this Lease he will surrender and re-convey to Lessor the said grazing permits for a nominal consideration of one (\$1) dollar.

9. SUBLEASE AND ASSIGNMENT - Lessor agrees that Lessee shall have the right to sublease and/or assign this Lease all or any part of the Property or improvements.

10. TERMINATION - If Lessee should default in the performance of any obligations hereunder or shall in any way violate the terms of this Lease, (including specifically non payment of rent) and shall fail to remedy such default or violation within thirty (30) days after written notice from Lessor specifying said default or violation Lessor may elect to terminate this Lease.

11. INSURANCE - Lessee agrees to carry fire and windstorm insurance upon the improvements on the Property in the amount of \$ 20,000.00, and Lessor agrees that Lessee's liability to repair or replace any of the improvements that may be destroyed or damaged by any catastrophe shall be limited to that extent.

12. USE - Lessee agrees to keep and maintain the improvements in the same condition as when received, ordinary wear and tear excepted subject however, to the limits of liability set forth in the preceding paragraph.

13. NOTICE - Any notice provided for under this agreement shall be given by depositing the same in the United States mail postage prepaid, certified mail, addressed to the Lessor at BONOURANT, WYO and to the Lessee KANSAS CITY COCA-COLA BOTTLING CO at 2540 W PENNWAY, KANSAS CITY, MO. These said addresses shall serve as the agreed addresses for the giving of any notice