

THIS AGREEMENT, Made and entered into this 5th day of August 71, by and between LOUIS W. ISAACS and ALENE P. ISAACS, Husband and Wife,

of Sublette County, State of Wyoming of the first part, and  
MARLIN E. WRIGHT and CLAIRE A. WRIGHT, Husband and Wife as  
tenants of an estate by the entireties with full right of survivorship  
of Pinedale Sublette County, State of Wyoming of the second part,

WITNESSETH, That the part ies of the first part, for and in consideration of the sum of (\$ 5,000.00)

Five Thousand and No/100 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 part ies 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 1971 Subhle the taxes of A. D. 1971 and subsequent taxes, to and for the following described real estate, situated in County, State of Wyoming, to-wit:

East 104 feet of Lot 2, Bloom Subdivision, West One-half of  
Lot 3, Bloom Subdivision, Sublette County, Wyoming,  
TOGETHER WITH all improvements and appurtenances thereunto  
appertaining;  
SUBJECT TO easements and rights of way of record or in use; and  
SUBJECT TO reservations and restrictions contained in United  
States Patents.

Party of the second part to take possession September 15, 1971.

Twenty Five Thousand and No/100 25,000.00

SOLD FOR DOLLARS (\$ ) 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.

ies And the part ies of the second part do hereby, for themselves their heirs, executors, administrators and assigns, covenant, promise and agree to and with the said part ies 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:  
156 equal monthly payments of \$201.07, first payment being due October  
15, 1971 and subsequent payments due on the 15th day of each month  
thereafter until the entire balance due or to become due hereunder in  
the amount of \$20,000.00 together with interest thereon at the rate of  
7 1/2% per annum, interest being included in said payments, has been paid.

First National Bank of Pinedale 7 1/2  
 Payable at the monthly with interest at the rate of per cent per annum from date, 7 1/2  
 Interest payable the right to have paid when drawn any part interest per  
annum from maturity until paid. \$100.00 is hereby granted to the parties of the second part, or the  
entire balance then due may be paid, and thus reduce interest.

PROVIDER 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 part to be performed, then said part ies 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 because of any waste or damage committed or suffered on said premises. \$18,000.00

The part ies of the second part agrees to keep the buildings on said premises in good sum not less than \$18,000.00.  
 Dollars, in favor of and payable to part ies of the first part, as interests may appear.

This contract issued in duplicate and not transferable without permission in writing of first party first had and obtained.

In presence of

Louis W. Isaacs  
Aleene P. Isaacs  
Marlin E. Wright  
Claire A. Wright

Wyoming  
 State of Sublette } ss.  
 County of

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August 71, 1971.  
 Witness my hand and official seal.

Agnes Abo  
 Signature  
 Notary Public

Title of Officer  
 A. D. 1971.

My commission expires on the 4<sup>th</sup> day of June