

to sell such insurance within the State of Wyoming for a sum of \$350,000.00, and in addition thereto, to keep all buildings and dwellings adequately covered by a policy of fire and casualty insurance when said policies become due during the coverage of this Lease.

TAXES AND ASSESSMENTS

The Lessees further agree to pay all taxes, assessments, water rates, special assessments, and all other impositions of any and every kind which may be levied, assessed, or imposed on said premises or any part thereof or on any building or improvements situated thereon, or assessed on the interests of the Lessor under this Lease during the coverage of this Lease. The Lessor will pay taxes due payable on November 10, 1972.

COVENANT TO REPAIR

Lessees agree to make all repairs and/or replacements of fences, buildings, and all other improvements made necessary by conditions beyond the control of the Lessees, other than ordinary fair wear and tear, including painting, oiling of house logs and the care of the yard. The Lessees further covenant and agree to maintain in proper and good repair all ditches, head gates, fencing, wire and posts and equipment of every kind and character, including pumps, tanks, furnaces, stoves, household appliances, etc.

MISCELLANEOUS COVENANTS AND AGREEMENTS

The Lessor and the Lessees covenant and agree:

1. No hunting or fishing shall be allowed upon the leased property except for moose and two (2) deer each year for the Marincic family.
2. The Lessees may not maintain more than two (2) dogs upon the demised property.
3. Three (3) horses may be wintered and summered upon the demised property for the sole purpose and use of the Lessor.