

BIG HORN COUNTY SCHOOL DISTRICT NUMBER ONE
Box 688
Cowley, Wyoming 82420
POLICIES AND REGULATIONS
File DFC-E-2

LEASE AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____,
between Big Horn County School District No. 1, State of Wyoming, with its
principal office at Cowley, Wyoming, hereinafter referred to as "SCHOOL",
and _____ of _____
_____, hereinafter referred to as "LESSEE".

W I T N E S S E T H:

The SCHOOL does lease to LESSEE all those premises, equipment and
furnishings described as follows, to-wit: _____

_____ TO HAVE AND TO

HOLD the above described premises, with the appurtenances, unto the
LESSEE from the ____ day of _____, 20____, unto the _____ day
of _____, 20____.

The LESSEE does agree to pay to the SCHOOL as rent for said
premises the sum of _____ Dollars
(\$_____) per month payable in advance on the first day of each
month during the term hereof.

The LESSEE does agree to pay to the SCHOOL a deposit in the sum of
_____ Dollars
(\$_____) to offset the expense of cleaning and restoring the
premises and to offset any unpaid lease amounts on expiration of this lease.

The LESSEE covenants and agrees to pay the first month's rent (or prorated portion thereof for occupancy less than a full month, and the deposit prior to occupying said premises.

Any excess of the deposit over and above the cost and expenses of cleaning and restoring the premises, paying unpaid rent and replacing keys shall be returned to the LESSEE. All costs of repair of the premises, equipment and fixtures are to be paid by the LESSEE. The LESSEE shall maintain the interior finish of the improvements upon said premises.

LESSEE shall carefully inspect the premises upon receipt of possession and shall direct the attention of the SCHOOL, or its representatives, to any defects, damage or matters requiring repair. A description of such conditions shall be reduced to writing signed by both parties and attached hereto. Except as otherwise described by such written endorsement to this Lease, it shall be conclusively presumed that LESSEE will yield up said premises, equipment and fixtures to the SCHOOL in as good order and condition as when entered upon by the LESSEE, ordinary wear and tear excepted; and that LESSEE will keep said premises, equipment and fixtures in good repair during the term of this lease and will bring any necessary maintenance and repair to the attention of the SCHOOL.

The LESSEE shall pay the cost of all utilities used, consumed or delivered to the premises during the term of this lease.

The SCHOOL reserves the right to enter upon the premises at reasonable times, without notice to LESSEE, for the purpose of inspection, maintenance and repair.

The SCHOOL will insure the improvements upon the premises and the furnishings of the SCHOOL therein. The LESSEE shall insure all personal contents and furnishings of the LESSEE contained therein.

The LESSEE shall be responsible for all ground care, including mowing and watering lawns, trees and shrubs. If, in the opinion of the SCHOOL, the

lawn, trees and shrubs are not receiving proper care, the SCHOOL may provide such care and the LESSEE will be charged the cost of a caretaker.

The LESSEE will not sublet said premises or any part thereof or assign this lease without the written consent of the SCHOOL.

The LESSEE agrees that the premises shall be used only as a single family residence for LESSEE, his or her spouse and their children, and that the premises shall not be used for any other purpose or as a residence of other persons. No pets or other animals shall be kept in or on the premises.

If default shall be made in any of the covenants or agreements herein contained on the part of the LESSEE to be kept and performed or if the premises are abandoned by the LESSEE, it shall and may be lawful for the SCHOOL to declare this lease terminated and to re-enter into their premises or any part thereof either with or without process of law and without further notice to the LESSEE. If at any time said term shall be ended at such election of the SCHOOL, or in any other way, the LESSEE does covenant and agree to surrender and deliver up the premises and property peaceably to the SCHOOL in good order and condition immediately upon the termination of said term as aforesaid and if the LESSEE shall remain in possession of the premises three (3) days after notice of such default or after the termination of this lease in any of the ways above-named, the LESSEE shall be deemed guilty of forcible detainer of the premises under the statute and shall be subject to eviction and removal, forcible or otherwise, with or without process of law. In the case suit shall be brought for any unlawful detainer of the premises or for the recovery of any rent due under the provisions of this lease, or because of breach of any other covenant herein contained on the part of LESSEE to be kept and performed, then LESSEE shall pay to SCHOOL all costs and a reasonable attorney fee.

It is mutually agreed by the LESSEE and the SCHOOL that a default of the terms of this agreement shall have occurred if the LESSEE fails to pay

the required rent by the 10th day of the month, or shall fail to keep or perform any other promise which LESSEE has agreed.

WITNESS our hands as of the day and year first above written.

BIG HORN COUNTY SCHOOL DISTRICT
NO. 1 STATE OF WYOMING

BY:

Superintendent of Schools

ATTEST:

LESSEE

The LESSEE is advised that the maintenance of houses is governed by Big Horn County School District No. 1 Board Policy File. The LESSEE is further advised that the SCHOOL is prohibited (by Article XVI, Section 6 of the Constitution of the State of Wyoming) from giving credit to any individual, association or corporation.