

AGREEMENT AND LICENSE

THIS AGREEMENT made between Malcolm Wallop, whose address is 44 Polo Drive, Big Horn, Wyoming 82833, herein- after referred to as "Licensor", and Carolyn Walker Alderson, whose address is Bones Brothers Ranch, Birney, Montana 59012, and her children, and Jean Margaret Porchester, whose address is Milford Lake House, Burghclere Newbury, Berkshire, England, and her children, all hereinafter referred to as "Licensees".

WHEREAS, Licensor is the owner of the lands described on Exhibit "A" attached hereto and by reference made a part hereof, hereinafter referred to as "the property", and

WHEREAS, Licensees are the owners of lands described on Exhibit "B" attached hereto and by reference made a part hereof, hereinafter referred to as "the Oliver M. Wallop house property", and

WHEREAS, the Oliver M. Wallop house property and the property are contiguous, and

WHEREAS, the property is subject to a certain mortgage given by Licensor in favor of John Hancock Life Insurance Company, dated the 22<sup>nd</sup> day of June, 1983.

I.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in consideration of other good and valuable consideration, Licensor does hereby give to Licensees, in accordance with the terms hereof, license for Licensees and their non-commercial guests to walk and ride horseback over and across the property and to drive vehicles on the existing roads and vehicle tracks on the property.

II.

In exercising the license granted herein, the Licensees, and their guests shall respect good husbandry practices and shall avoid disturbance of livestock and game.

III.

The license granted herein shall terminate upon the death of all of the Licensees, or at such time as neither Licensees, nor any one of them, are the owner or owners of the Oliver M. Wallop house property.

IV.

Licensees shall exercise their privileges hereunder at their own risk and Licensees shall indemnify Licensor against all liability for damages, costs, losses and expenses resulting from, arising out of, or in any way connected with the use of the property by Licensees and their guests.

V.

The license granted herein and Licensees' privileges hereunder shall not be assignable by Licensees in whole or in part.

VI.

It is agreed between Licensor and Licensees that this license is personal to Licensees and shall not inure to the successors or assigns of Licensees.

VII.

It is intended that the license granted herein shall be binding on Licensor, his heirs and assigns.

Dated this 22nd day of June, 1983.

Malcolm Wallop  
Malcolm Wallop

Carolyn Walker Alderson  
Carolyn Walker Alderson

Jean Margaret Porchester  
Jean Margaret Porchester

STATE OF WYOMING     )  
County of Sheridan    ) ss.

The foregoing AGREEMENT AND LICENSE was acknowledged to before me on this 22nd day of June, 1983 by Malcolm Wallop.

Witness my hand and official seal.

REBECCA S. VENER  
County of NOTARY State of  
Sheridan PUBLIC Wyoming  
My Commission Expires Nov. 15, 1985

Rebecca S. Vener  
Notary Public

My Commission Expires: November 15, 1985

STATE OF WYOMING     )  
County of Sheridan    ) ss.

The foregoing AGREEMENT AND LICENSE was acknowledged to before me on this 22 day of June, 1983 by Carolyn Walker Alderson.

Witness my hand and official seal.



William D. Keadle  
Notary Public

My Commission Expires: March 24-1986

STATE OF WYOMING       )  
County of *Sheridan*    ) ss.

The foregoing AGREEMENT AND LICENSE was acknowledged  
to before me on this 22 day of June, 1983 by Jean Margaret  
Porchester.

Witness my hand and official seal.



*D. Redli*  
Notary Public

My Commission Expires: *March 24-1986*

TRACT ONE

A tract of land situated in Townships 53 and 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at the center of Section 32, Township 54 North, Range 84 West, thence Southerly to the South quarter corner of said Section 32; thence Westerly to the West 1/16th corner between said Section 32 and Section 5, Township 53 North, Range 84 West; thence Southerly to the West 1/16 corner between said Section 5 and Section 8, Township 53 North, Range 84 West; thence Southerly to the center of the NW $\frac{1}{4}$  of said Section 8; thence Westerly to the North 1/16 corner of said Section 8 and Section 7, Township 53 North, Range 84 West; thence Westerly to the North Center 1/16 corner of said Section 7; thence Southerly to the center of said Section 7; thence Westerly to the West 1/4 corner of said Section 7; thence Northerly to the NW Corner of said Section 7; thence Northerly to the NW Corner of Section 6, Township 53 North, Range 84 West; thence Northerly to the NW Corner of Section 31, Township 54 North, Range 84 West; thence North 40°00'00" East 1,250 feet to a point; thence North 1,000 feet to a point; thence East 3,700 feet to a point; thence SE on a diagonal line to the point of beginning.

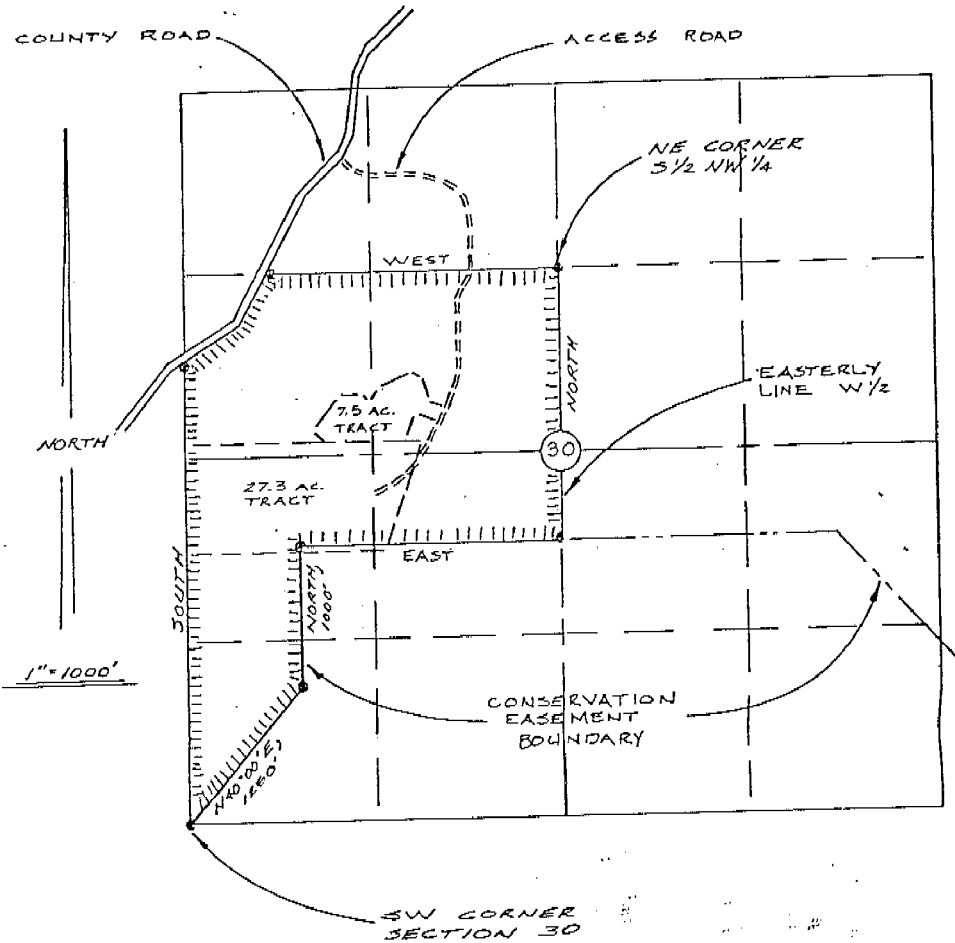
TRACT TWO

A tract of land in the West  $\frac{1}{2}$  of Section 30, T54N, R84W of the 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at the SW corner of said Section 30; thence N 40° 00' E, 1250 feet; thence North 1000 feet; thence East to the Easterly line of said West  $\frac{1}{2}$ ; thence along said Easterly line, North to the NE corner of the South  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of said Section 30; thence along the Northerly line of said South $\frac{1}{2}$  NW $\frac{1}{4}$ , West to the County road; thence leaving said Northerly line along said County road in a South Westerly direction to the Westerly line of said Section 30; thence leaving said County road along said Westerly line, South to the point of beginning.

EXHIBIT "A"  
PAGE TWO OF TWO.

PLAT OF TRACT TWO OF EXHIBIT "A"



NOTE: THIS MAP IS NOT THE  
RESULT OF AN ACTUAL  
FIELD SURVEY

MAP SHOWING  
TRACT IN  
W 1/2 SECTION 30, T4S, R84W  
OF G.P.M.  
SHERIDAN COUNTY  
WY

ENGINEERING, INC. OF WYO  
#83-050 WAA 6/4/03

EXHIBIT "B" TO AGREEMENT & LICENSE  
 BETWEEN MALCOLM WALLOP, a single person, LICENSOR  
 and JEAN MARGARET PORCHESTER and CAROLYN WALKER ALDERSON, LICENSEES  
 (Page 1 of 1)

OLIVER M. WALLOP HOUSE PROPERTY

A tract of land situated in the W $\frac{1}{2}$  of Section 30, T54N, R84W of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point which is N 36° 43' E, 2334.7 feet from the SW corner of said Section 30; thence N 13° 46' E, 758.4 feet; thence N 11° 44' E, 64.4 feet; thence S 89° 30' W, 1604.0 feet; thence S 0° 19' E, 798.0 feet; thence N 89° 30' E, 1406.0 feet to the point of beginning. Said tract contains 27.3 acres, more or less.

TOGETHER WITH a 20 feet wide road easement located in the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 30, T54N, R84W, of the 6th P.M., Sheridan County, Wyoming, extending 10 feet on each side of the centerline described as follows: Beginning at a point located N 30° 52' E, 3261.1 feet from the SW corner of said Section 30; thence S 33° 15' W, 152.9 feet to the point of ending, said point of ending being the NE corner of the 27.3 acre tract described above.

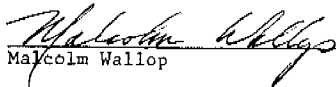
TOGETHER WITH a waterline easement located in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 30, T54N, R84W, of the 6th P.M., Sheridan County, Wyoming; whose centerline is described as follows:

Beginning at a point located N 22° 42' E, 2867.4 feet from the SW corner of said Section 30; thence N 39° 23' E, 28.6 to the point of ending; said point of ending being located N 22° 52' E, 2894.8 feet from said SW corner of Section 30.

TOGETHER WITH all water rights, ditch rights or interests, reservoir rights or interests, whether surface waters, stored waters or underground waters, appurtenant to the lands or used thereon.

TOGETHER WITH all buildings, improvements and fixtures situate thereon and all easements and appurtenances belonging thereto.

SUBJECT TO all exceptions, reservations, rights of way, easements, covenants and mineral leases of record.

  
 Malcolm Wallop

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 Jean Margaret Porchester

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 Carolyn Walker Alderson