

RECORDED MAY 19, 1997 BK 386 PG 72 NO 255800 RONALD L. DATLEY, COUNTY CLERK

MAINTENANCE AGREEMENT

COMES NOW, the undersigned, **GEORGE M. BEDNER and SHIRLEY C. BEDNER, husband and wife**, being the owners of the land described on the attached Exhibit "A"; and **COLLINS RANCH, INC., a Wyoming Corporation**, being the owner of the land described on attached Exhibit "B"; and

The parties hereto agree as follows:

I.

That the parking area situated upon the lands described in both Exhibit "A" and Exhibit "B" shall be maintained in such a manner as to provide an attractive parking area and agree to mutually consult with regards to the maintenance and improvements as from time to time are necessary for the parking areas situated upon the respective tracts.

II.

That thirty (30) percent of the costs associated shall be borne by Collins Ranch, Inc., and seventy (70) percent shall be borne by George M. Bedner and Shirley C. Bedner, husband and wife.

IN WITNESS WHEREOF, the parties hereto have set their hands this 19 day of May, 1997.

COLLINS RANCH, INC.

By:

Bruce Collins
Bruce Collins, President

George M. Bedner
George M. Bedner

Shirley C. Bedner
Shirley C. Bedner

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by George M. Bedner and Shirley C. Bedner, this 5th day of May, 1997.

Witness my hand and official seal.


Senia J. Fischer
Notary Public

My Commission Expires October 15, 1997

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

On this 19th day of May, 1997, before me personally appeared Bruce Collins, to me personally known, who, being by me duly sworn, did say that he is the President of Collins Ranch, Inc., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Bruce Collins acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 19th day of May, 1997.


Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-99

EXHIBIT "A"

All of Lot 28 of the M & W Subdivision to the Town of Ranchester,
Sheridan County, Wyoming,

AND

A part of Lot 26, beginning at a point on the easterly line of
said Lot 26, said point being located $S0^{\circ}14'W$, 16.1 feet from the
Northeast corner of said Lot 26; thence along said easterly line,
 $S0^{\circ}14'W$, 24.10 feet to a point; thence leaving said easterly
line, $N69^{\circ}27'W$, 8.40 feet to a point; thence $N20^{\circ}33'E$, 22.60 feet
to the point of beginning.

AND

Lot 27, except for the following described tract of land:

Beginning at the southeast corner of said Lot 27; thence along
the easterly line of said Lot 27, $N0^{\circ}14'E$, 70.80 feet; thence
leaving said easterly line, $S80^{\circ}12'31"W$, 102.66 feet to the
westerly line of said Lot 27; thence along said westerly line,
 $S0^{\circ}14'W$, 84.79 feet to the southwest corner of said Lot 27;
thence along the southerly line of said Lot 27, $N72^{\circ}10'E$, 94.33
feet; thence along the southerly line of said Lot 27, $N77^{\circ}22'E$,
11.71 feet to the point of beginning.

EXHIBIT "B"

All of Lot 26, of the Plat of the M & W Subdivision to the Town of Ranchester, Sheridan County, Wyoming,

EXCEPTING therefrom, a tract of land containing 95 square feet, more or less, and being described as follows:

Beginning at a point on the easterly line of said Lot 26, said point being located $S0^{\circ}14'W$, 16.1 feet from the Northeast corner of said Lot 26; thence along said easterly line, $S0^{\circ}14'W$, 24.10 feet to a point; thence leaving said easterly line, $N69^{\circ}27'W$, 8.40 feet to a point; thence $N20^{\circ}33'E$, 22.60 feet to the point of beginning.