



First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

RECEIVED
LARAMIE COUNTY
CHEYENNE, WY.

EXHIBIT L

RESTRICTIVE COVENANTS

'86 JUN 11 PM 2 01

STATE OF WYOMING)
) ss
COUNTY OF LARAMIE)

Gordon Deisch and Linda Deisch, husband and wife, whose Post Office address is P.O. Box 2515 Cheyenne, Wyoming 82003 (hereinafter "Deisch") are now the owners of the property described as follows:

Lots 3, 4, 5, 6, 7, 8, a portion of Lot 9, 10, and 11, Block 1, McCann Homesites, 2nd Filing, Laramie County, Wyoming (the "Property")
as more fully described in the attached Exhibit

Mini Mart, is the lessee under a lease (the "Lease") between Deisch as lessor and Mini Mart as lessee of a portion of the above-described Property.

Mini Mart and Deisch desire, for so long as the Lease and any extensions or renewals thereof is in effect, that there be a restriction upon the quality, use, and location of the buildings and other improvements constructed upon the Property.

WHEREFORE, Deisch for themselves, their heirs, executors, administrators, agents, assigns, or successors in interest hereby covenant to Mini Mart and its assigns or successors for so long as the Lease and any extensions or renewals thereof remains in force, that unless Mini Mart gives its prior written consent, which consent shall in no way operate as or constitute a continuing consent, nor shall such consent constitute a waiver of Mini Mart's rights to enforce these covenants with respect to any violations not specifically consented to in writing, the following covenants shall apply to and run with the Property.

1. Adjacent Building Restrictions.

No building or other structure will be built, placed, or permitted to exist on the Property other than as shown on the site plan attached hereto as Exhibit H, and no building, sign, or other obstruction will be built, placed or allowed to exist on the Property which will obstruct a clear view of the Mini Mart store located on the Property. Also, no fences or other obstructions will be placed upon the Property which would in any way limit or hinder pedestrian accessibility to the Mini Mart store located on the Property. Also, the construction, workmanship, and appearance of all improvements constructed upon the Property shall be of equal or better quality relative to the portion of the Property shown on Exhibit I attached hereto as being occupied by Mini Mart and there shall be consistency of design between all improvements constructed upon the Property.

2. Signage.

All signs upon the Property (other than Mini Mart's) shall be in conformance with the following:

(a) No freestanding signs (except such freestanding signs as Mini Mart may wish to erect in such size, dimension, design, and construction as Mini Mart may, in its sole discretion, deem appropriate) shall be allowed. For purposes of this restriction, a "freestanding sign" shall include any sign located on or adjacent to the Property that is not directly attached to buildings constructed upon the Property.

(b) All other signs, known as "User Signs", shall be built as part of the structures. All such User





Signs shall be attached to the front of the tenant space to which they apply, at a height equivalent to and on a horizontal plane with the Mini Mart User Sign. All User Signs shall be of fabrication, design, construction, quality, and workmanship identical to the Mini Mart User Sign, and shall be no larger than two-thirds the size of the Mini Mart User Sign located on the Mini Mart building. There shall be allowed only one such sign for each tenant space.

(c) All signs may be lighted; however, no flashing or animated signs shall be permitted.

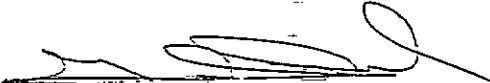
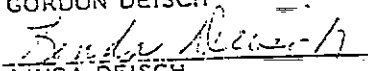
3. OTHER RESTRICTIONS

Deisch further, for themselves, their heirs, executors, administrators, agents, assigns, or successors in interest hereby covenant to Mini Mart and its assigns or successors for so long as the Lease and any extensions or renewals thereof remains in force, that unless Mini Mart gives its prior written consent, any additions or improvements which are or may be constructed upon the Deisch lot within a certain distance of the Mini Mart property, as more fully set forth below, will not be leased, used or otherwise occupied or employed for the operation of:

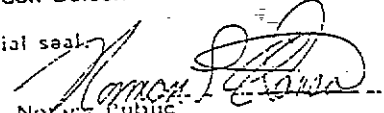
(a) Any business or deli type sandwich shop located upon the Deisch lot and which would compete with the general retail food, sandwich or motor fuel dispensing business of Mini Mart or with any product line or lines sold by Mini Mart including, without limitation, any business which sells any soft drinks, candy, motor fuel, motor oil, snack items, cigarettes, magazines, milk, or provides electronic amusement games; provided, however, that the sale of such items from vending machines shall not be prohibited.

(b) Any physical fitness center, beauty shop, laundromat, donut shop, or sit-down restaurant located within 50 feet of the Mini Mart property.

This covenant is superior and paramount to the rights of Deisch in the servient estate so created, and is a covenant running with the land for so long as the Lease and any extensions or renewals thereof remains in effect.


GORDON DEISCH

LINDA DEISCH

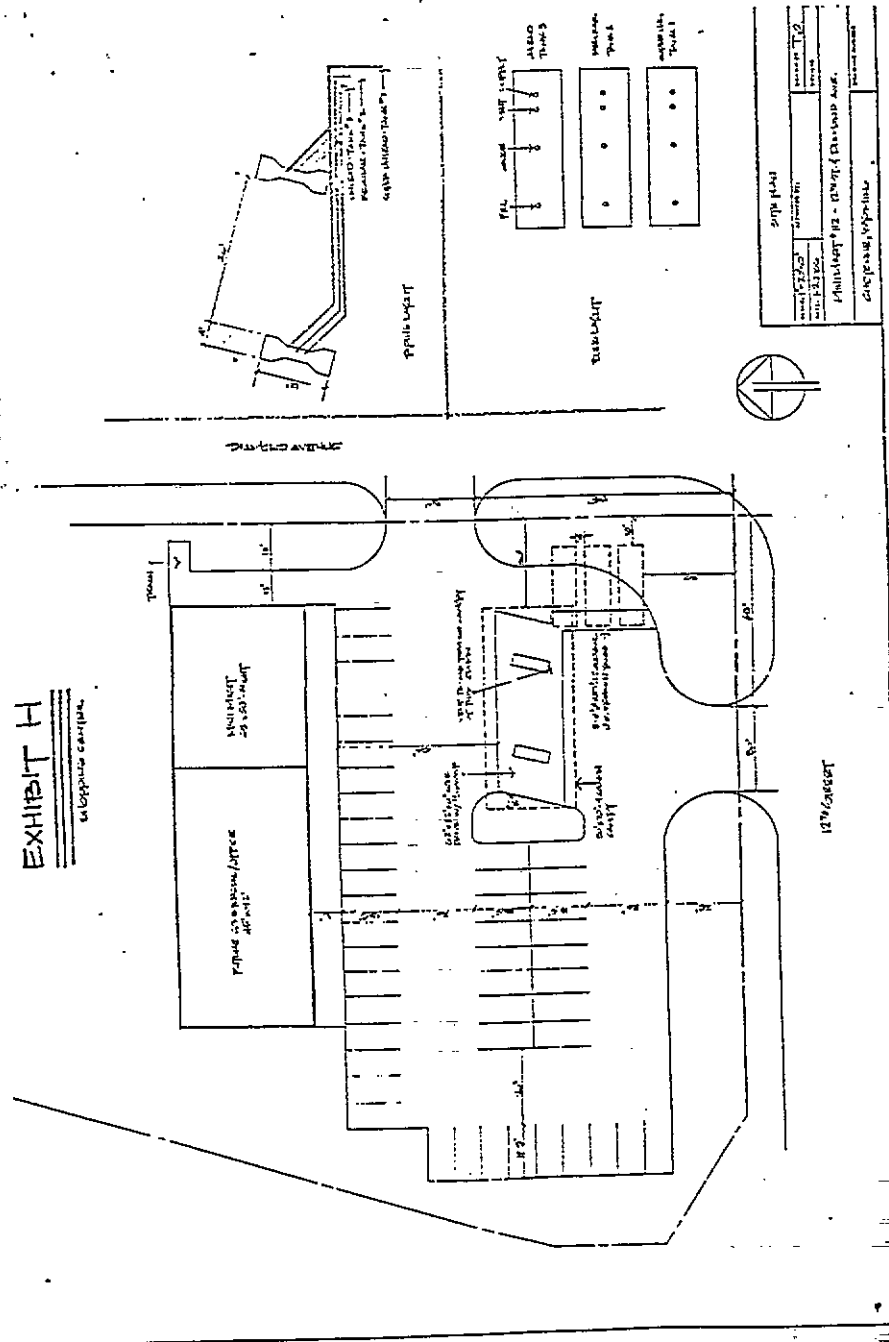
Subscribed and sworn to before me this 31st day of January, 1955, by Gordon Deisch and Linda Deisch.
Witness my hand and official seal.


Notary Public

My Commission Expires
NORMAN L. [unclear]
COUNTY OF [unclear] STATE OF [unclear]
LICENSED [unclear]
My Commission Expires Nov. 10, 1954



EXHIBIT H
Shipping cartons



PROJECT NO.	100
DATE	10/10/50
BY	J. H. ...
DESCRIPTION	SHIPPING CARTONS
CLIENT	UNITED STATES GOVERNMENT

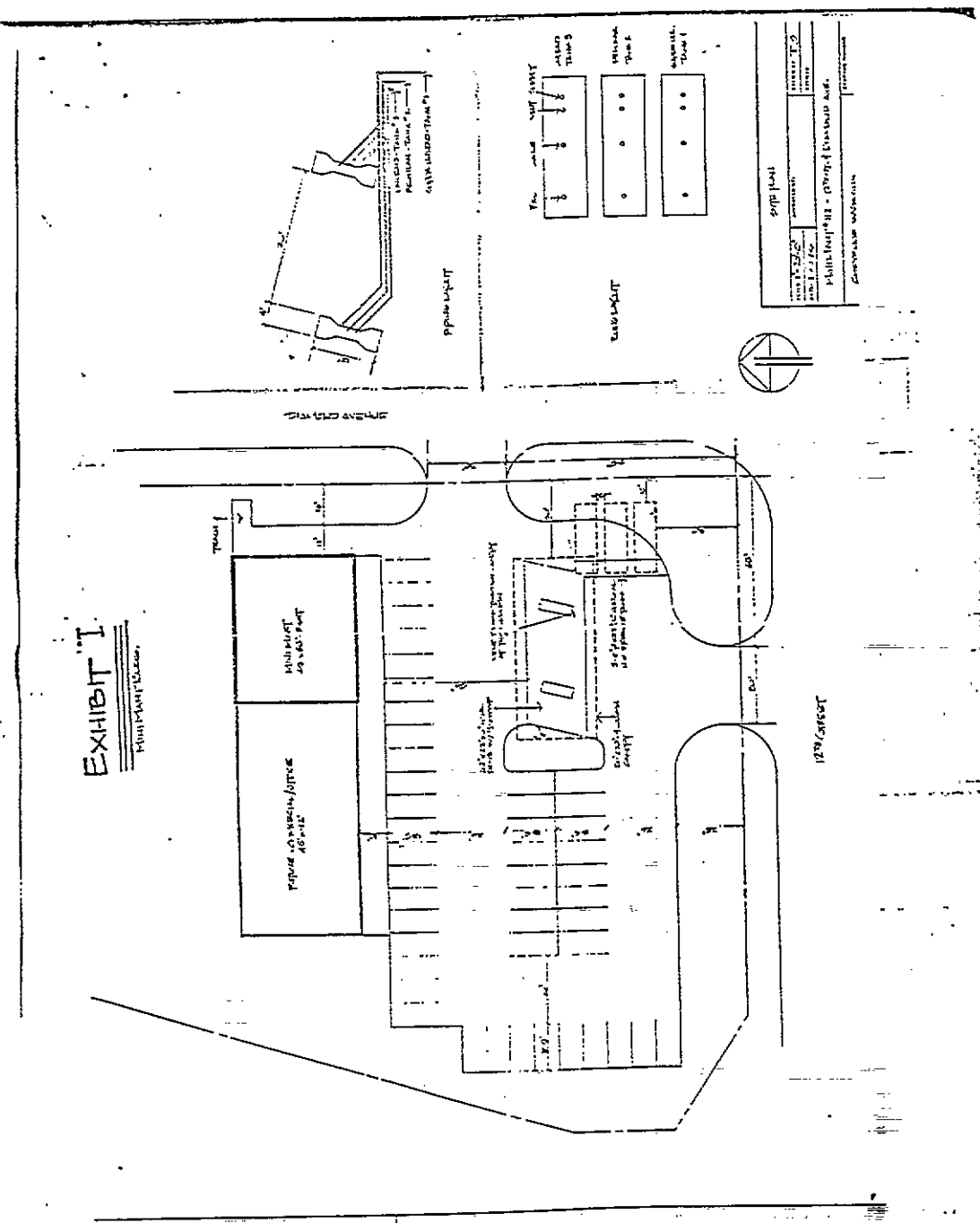


EXHIBIT 'I'
FIRST AMERICAN



EXHIBIT *N*

Lot 1, Block One, Silver-East Subdivision, an Addition to the City of Cheyenne, Laramie County, Wyoming, except the following described two parcels:

Beginning at the Southwest corner of Lot 1, Block One of said McCann Homesites Second Filing; thence $270^{\circ}13'11''$ (grid azimuth from North, City of Cheyenne Datum) along the Westerly extension of the South line of said Lot 1, a distance of 2.60 feet to the Easterly right-of-way line of College Drive; thence $17^{\circ}08'10''$, along said right-of-way, a distance of 8.77 feet to its intersection with the West line of said Lot; thence $179^{\circ}51'03''$, along said West line, a distance of 8.39 feet to the point of beginning;
and,

Beginning at the Northwest corner of Lot 2, Block One of said McCann Homesites Second Filing; thence $179^{\circ}51'03''$ (grid azimuth from North, City of Cheyenne Datum) along the West line of said Lot 2, a distance of 97.00 feet to the Southwest corner of said Lot 2; thence $270^{\circ}13'11''$, on the Westerly extension of the South line of said Lot 2, a distance of 32.73 feet to the Easterly right-of-way line of College Drive; thence $17^{\circ}08'10''$, along said right-of-way line, a distance of 101.38 feet to its intersection with the Westerly extension of the North line of said Lot 2; thence $90^{\circ}13'11''$, a distance of 2.60 feet to the point of beginning.