

3:48



Text Message • SMS

Today 6:49 AM

Hey there good morning this is Tim Alme with Alme concrete construction so for 4130 sq. ft. of 5 inch concrete - 6 bag - broom finish - saw cut joints - rebar 2ft o.c. - expansion where needed - sealed it will be \$65,000.00 does not include any excavation thank you please call if you have any questions have a good day

Today 1:49 PM

Revised quote is \$61,000.00

A D MARTIN LUMBER

PAGE NO: 1

#1 ABSAROKA CRT
DUBOIS, WY 82513
PHONE: (307) 455-3850

SOLD TO: DUBOIS VOLUNTEERS INC.

CUSTOMER NO: 2513

TERMS: 8.00%/10TH

JOB NO: 000

SHIP TO:

DATE / TIME: 4/28/26 2:57
CLERK / TERM: DCJ 570
SALESPERSON: DESIRAE C. JELLIS
TAX CODE: 007 NON-PROFIT

DELIVERY DATE: 4/20/26

ORDER: 365106

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	SUGG	PRICE	/PER	EXTENSION
10	EA	2RR	#2 RAILROAD TIE	10	25.38	20.00	EA	200.00 N
<i>\$180.00 to be paid Horeback LLC Advertising LLC</i>								

DEPOSIT AMT 0.00
BALANCE DUE 200.00

TAXABLE 0.00
NON-TAXABLE 200.00
SUB-TOTAL 200.00

TAX AMOUNT 0.00
TOTAL AMOUNT 200.00

X

Received By

(CHRIS)



Rufus



05:55:25

Subtotal
\$59.96

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home

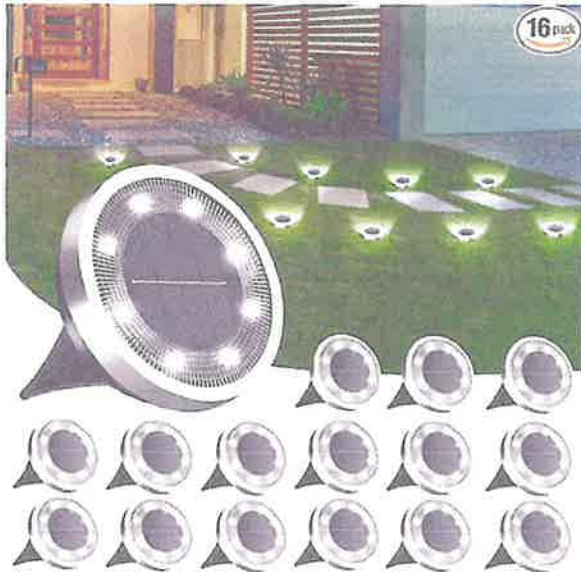
Go to Cart

Shop now

Sponsored



Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Landscape Lighting > In-Ground Lights



INCX Solar Ground Lights,16 Pack Solar Lights Outdoor Waterproof, Solar Garden Lights Landscape Lighting for Patio Pathway Lawn Yard Deck Driveway Walkway, Cold White

Visit the INCX Store

4.4 (805)

Search this page

3 sustainability features

1K+ bought in past month

-40% \$29.98

(\$1.87 / count)

List Price: ~~\$49.99~~

Price history

Click to see full view

Ask Rufus

Can it withstand snow? How many lights come in the pack?

Is installation difficult? Why you might like this

Compare with similar

Get a **\$60 Gift Card** for each friend who is approved for Prime Visa or Amazon Visa. [Get started](#)

Two-Day

FREE Returns

Save 5% on 2 select item(s)

[Shop items >](#)

Color: **Cold**



Size: **16 pack**



\$29.98 (\$1.87 / count)

Two-Day

FREE delivery **Thursday, April 16**. Order within **3 hrs 40 mins**. Arrives with upcoming delivery

Deliver to Gerald - Dubois 82513

In Stock

Quantity: 1

Add to cart

Ships from Amazon

Sold by [INCX.SHOP](#)

[FREE 30-day refund/replacement](#)

[Gift options](#) available at checkout

[See more](#)

Add to Auto Buy

Add to List

Other sellers on Amazon

New & Used (3) from **\$28.20**
FREE delivery for Prime members



Consciot Solar Spot Lights Outd...

4.4 3,731

\$23.98

Sponsored

Deliver to Gerald

Tools & Home Improvement

Fwd: Your Plantorium Greenhouse & Nursery order has been received!

Rebecca Selfn
To:

Mon, Apr 27 at 11:59 AM

----- Forwarded message -----
From: **wholesale Plantorium** <wholesale@plantorium.com>
Date: Mon, Apr 27, 2026 at 11:54 AM
Subject: Your Plantorium Greenhouse & Nursery order has been received!
To:

Thank you for your order!

Hi Rebecca,

Just to let you know — we've received your order #49464, and it is now being processed:

Order #49464

Ship Date: 05/26/2026 | Shipping Method: Pickup

Product	Quantity	Price
Annuals		
Petunia Mound/Trail		
Night Sky	1	\$41.40
Petunia Upright Single Grandiflora		
Dreams White	3	\$77.40
Dreams Red	3	\$77.40
Dreams Patriot Mix	4	\$103.20
Perennials		
Achillea Yarrow		

Paprika	5	\$42.00
---------	---	---------

Leucanthemum Shasta Daisy

White Mountain	5	\$36.25
----------------	---	---------

Perovskia

Russian Sage	4	\$29.00
--------------	---	---------

Rudbeckia

Dakota Double Gold	4	\$29.00
--------------------	---	---------

Salvia

Marvel Sky Blue	5	\$36.25
-----------------	---	---------

Stachys Lambs Ear

Fuzzy Wuzzy	5	\$36.25
-------------	---	---------

Subtotal:	\$508.15
------------------	----------

Payment method:	Place Order
------------------------	-------------

Total:	\$508.15
---------------	----------

Billing address

Rebecca Sellnow

SELL Now LLC

[Redacted Address]

United States (US)

[Redacted Address]

Thanks for using plantorium.com!



Plantorium Greenhouse & Nursery



Sprouts Greenhouse LLC

1-800-479-3572

Kristi Perry

Email
Phone
On account

Quote #56

24 Apr 2026 8:31am | Sprouts Greenhouse

32	PETUNIA, BEDDING DREAMS WHITE 804	@ \$6.00	\$192.00
32	PETUNIA, BEDDING DREAMS RED 804	@ \$6.00	\$192.00
32	PETUNIA, BEDDING DREAMS MIDNIGHT 804	@ \$6.00	\$192.00
4	RUSSIAN SAGE COMMON #1	@ \$13.00	\$52.00
4	SHASTA DAISY BRIGHTSIDE #1	@ \$11.00	\$44.00
4	BLACK EYED SUSAN GOLDSTURM #1	@ \$13.00	\$52.00
4	SALVIA EAST FRIESLAND #1	@ \$13.00	\$52.00
4	YARROW NEW VINTAGE RED #1	@ \$13.00	\$52.00

Note: Dubois Volunteers Inc.

Subtotal	\$828.00
Total Tax (Fremont Tax, 5%)	\$41.40
TOTAL 116 items	\$869.40
TO PAY	\$869.40

Thank you for shopping at Sprouts!! We are a family owned business and greatly appreciate your support!

ACE MOUNTAIN HARDWARE
P.O. BOX 216
110 E. RAMSHORN ST.
DUBOIS WY 82513
PHONE: (307) 455-2838

DUBOIS VOLUNTEERS INC

CUST # 221
TERMS: NET EOM

INV # 029603/1
DATE : 4/18/26
CLERK: CB
TERM # 551

DUE DATE: 5/31/26

TIME :10:49

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
162	EA	YCBSTM3CF-RE	MEDIUM BARK	9.99	8.99 /EA	1,456.38 N
4	EA	7369911	PLNTR WINE BRL 16.5"	79.99	49.99 /EA	199.96 N
11	EA	7104052	POTTING SOIL MIX MC 50QT	18.99	16.50 /EA	181.50SN
-	EA	IS489006	Instant Savings	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	\$4 INSTANT SAVINGS-7104052	4.00	4.00 /EA	-4.00SNR
-	EA	IS489006	CREDIT RETURN	4.00	4.00 /EA	-4.00SNR

CONT'D

X

Received By

ACE MOUNTAIN HARDWARE
P.O. BOX 216
110 E. RAMSHORN ST.
DUBOIS WY 82513
PHONE: (307) 455-2838

PAGE NO 2

DUBOIS VOLINTEERS INC

CUST # 221
TERMS: NET EOM

INV # 029603/1
DATE : 4/18/26
CLERK: CB
TERM # 551

DUE DATE: 5/31/26

TIME :10:49

* INVOICE *

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
- 1	EA	IS489006	\$4 INSTANT SAVINGS-7104052 CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
- 1	EA	IS489006	\$4 INSTANT SAVINGS-7104052 CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
- 1	EA	IS489006	\$4 INSTANT SAVINGS-7104052 CREDIT RETURN	4.00	4.00 /EA	-4.00SNR
** AMOUNT CHARGED TO ACCOUNT **						0.00
				1793.84	TAXABLE	1793.84
					NON-TAXABLE	1793.84
					SUB-TOTAL	0.00
					TAX AMOUNT	1793.84
					TOTAL INVOICE	

ACE REWARDS ID # 1985145612

(JIM RICE)

X
Received By



Secure Checkout

[Edit Cart \(258\)](#)

Pickup Person

Kristi Perry

[Edit](#)

Store Pickup

Gillette

1105 E Boxelder Rd Gillette, WY 82718

Open until 9 PM

[Edit](#)



Pickup: Today
In Store Pickup

Payment Method

Apply a Gift Card

You must be signed into a The Home Depot account to pay with a gift card.



Your Order

Subtotal	\$1,905.48
Pickup	FREE
Estimated Sales Tax*	\$95.27
Apply Tax Exempt ID	

Total

\$2,000.73

Have a Promo Code? [▼](#)

Place Order

The order confirmation and updates will be emailed to
kristi.perry82@gmail.com

Items in Cart (258 Items) [▼](#)

GET \$100 OFF* and pay \$1,900.73 instead on your qualifying

Outdoorsiness.com

4100 W Eldorado Pkwy, Ste 195
McKinney, Texas 75070

INVOICE

Invoice# INV26-12600

BILL TO

Dubois Volunteers Inc

Kristi Perry

SHIP TO

Dubois Volunteers Inc

Kristi Perry

INVOICE DATE

04.20.2026

#	ITEM & DESCRIPTION	QTY	ORIG PRICE	DISCOUNT	PRICE/UNIT	TOTAL
1	6' Portable Outdoor Commercial Bench... SKU 00-7256RP	3	\$418.00	6.43%	\$391.12	\$1,173.36
2	LiftGate - Mandatory for non loading d... SKU LiftGate	1	\$55.00		\$55.00	\$55.00

Total Savings

\$80.63 (6.2% off)

Sub Total: 1,228.36

Tax (0%): 0.00

Shipping: 310.00

Total: \$1,538.36

Thank you for your business!

Shopping Cart (3)



Global Industrial™ 6' Outdoor Steel Bench w/ Backrest, Expanded Metal, Green

Model #: WB277154GN

Expected delivery on or before Fri, May 08



\$1,257.00
(\$419.00/unit)

[Save for later](#) | [Remove](#)

Protect this item with extended service plan for [Learn More](#)



Your Cart Summary

Item Total	\$1,557.00
Promotional Discount	-\$300.00
Subtotal	\$1,257.00
Est. Shipping 	\$416.85

Subtotal **\$1,673.85**



[Proceed to Checkout \(3 items\)](#)



Ground



This is a residential address

Shopping Cart (3)



**Global Industrial™ 6' Outdoor Steel Bench w/
Backrest, Expanded Metal, Green**

Model #: WB277154GN

3 ▾

\$1,257.00
(\$419.00/unit)

WAS \$519.00

Expected delivery on or before Fri, May 08

[Add to list](#) [Save for later](#) [Remove](#)

- Protect this item with extended service plan for** [Learn More](#) ▾

\$57.95

Includes Extended Protection Plan
2 Yr with Accidental Coverage -
Starts Day of Purchase

[Add plan](#)

\$89.95

Includes Extended Protection Plan
3 Yr with Accidental Coverage -
Starts Day of Purchase - Repair

[Add plan](#)

Your Cart Summary

Item Total	\$1,557.00
Promotional Discount	-\$300.00
Subtotal	\$1,257.00

Est. Shipping **\$416.85**

Zipcode
82513

Shipping Method
Ground

Total **\$1,673.85**

Taxes are calculated during checkout.

[Enter promo code](#)

Products Related To Items In Your Cart



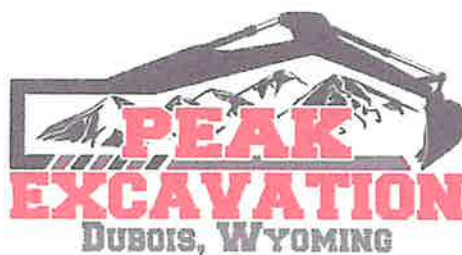
Fwd: Estimate 2543 from Sellnow Consulting LLC, DBA Peak Excavation

Mon, Apr 20 at 7:44 PM

Sent from my iPhone

Begin forwarded message:

From: "Sellnow Consulting LLC, DBA Peak Excavation" <quickbooks@notification.intuit.com>
Da [REDACTED]
To: [REDACTED]
Subject: Estimate 2543 from Sellnow Consulting LLC, DBA Peak Excavation
Reply-To: ross@peakexcavation.net



Your estimate is ready!

Total \$2,800.00

Dear Gerald Perry,

DVI for town square drip line installation

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!

Sellnow Consulting LLC, DBA Peak Excavation

Sellnow Consulting LLC, DBA Peak Excavation

5028 US Highway 26

Dubois, WY 82513-9710

ross@peakexcavation.net

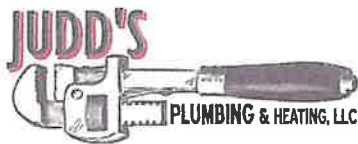
+1 (307) 239-8234

Estimate 1015 from Judd's Plumbing & Heating

Judd's Plumbing & Heating, LLC <quickbooks@notification.intuit.com>
Reply-To: juddsplumbingandheating@gmail.com

Wed, Apr 22, 2026 at 10:27 PM

ESTIMATE 1015 DETAILS



Judd's Plumbing & Heating, LLC

\$3,000.00

Powered by QuickBooks

Dear Kristi,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Judd's Plumbing & Heating

Address Kristi Perry
DVI

Ship to Kristi Perry
DVI

Parts and Labor \$3,000.00

Time and Materials (T&M) to tear out old and install new drip irrigation system underground.
Not to exceed \$3,000.

1 X \$3,000.00

Subtotal	\$3,000.00
Tax	\$0.00
Total	\$3,000.00



Fwd: Town archway

Sun, Apr 26, 2026 at 4:29 PM

----- Forwarded message -----
From: Rocky O'Neal <onealfence@gmail.com>
Date: Sun, Apr 26, 2026 at 4:13 PM
Subject: Fwd: Town archway

Sent from my iPhone

Begin forwarded message:

From: onealfence@icloud.com
Date: April 26, 2026 at 7:27:48 AM MDT

Log archway quote
Base archway price (includes log package, butt treat for install in ground and installation) -\$3,200.00

Options-
Full or skip peel of logs- \$350.00

Per coat of stain-\$250.00

Thank you!

Rocky O'Neal
O'Neal Fence Inc.
307-851-8742

Sent from my iPhone



Bridger Weston
307-200-2746
bridger@logcare.com

Estimate

LogCare Inc.
PO Box 10129
Jackson, WY 83002
307-734-9563
Office Hours
Monday -Thursday 8:30-5pm
Friday 8:30- 4pm
* Office is closed Weekends and Major Holidays
* Crews Work Mondays - Saturdays

Contact

Kristy Perry

Dubois, WY 82513-5083

Job Address

127 E Ramshorn St
Dubois, WY 82513-5083

Estimate ID

2196

Date

Apr 24, 2026

Expires

Jun 2, 2026

Scope Of Work /Schedule Timeline

Please review and confirm the accuracy of the attached bid. Our crews will perform the work based strictly on the details outlined in this document.

- The Estimate will need to be accepted by you and or a representative acting on behalf of the homeowner to trigger the Deposit invoice & Next Steps email
- **Important:** We are currently scheduling 14 weeks out as of 4/14/2026. This window is subject to change daily and is only secured upon immediate acceptance of this bid. To avoid being pushed further back in the queue, please approve this estimate **ASAP**.
- **Project Acceleration & Priority Fee**
- **Description:** Applies to requests to move project commencement from late July into May with a completion date Before June.
- This premium ensures dedicated crew availability and expedited mobilization to accelerate your timeline 2 1/2 Months up without impacting our existing client commitments.

Log Archway

\$13,920.00

- Labor and material to install a new archway at the park entrance.
- Includes digging two 24" diameter holes five feet in the ground for the concrete footers, concrete will come up to ground level.
- Concrete will be poured and a metal plate will be installed to hold the logs.
- Once concrete is set the vertical logs will be installed 12 ft tall from ground level.
- The horizontal log will span 24 ft across the top.
- Water and ice shield will be installed over the upper curvature of the horizontal log.
- Includes applying two coats of stain to the desired color.
- Logs will be 18" in diameter. A smaller diameter log would reduce the price.

Materials pricing subject to change depending on when the estimate is accepted and distributor material pricing at the time of order.

Total **\$13,920.00**

Media

Scope Of Work /Schedule Timeline



8B45F559-538F-4610-
BF6F-980E4C5B718D

(1).PNG

This is located at 127 E. Ramshorn. I just need an estimate on how much this would cost. And don't worry about the sign if you don't to that. I am also on a time crunch for this information because my grant proposal is due on the April 28th.

TERMS AND CONDITIONS OF SERVICE1. SCOPE OF WORK & ACCEPTANCE

Logcare Inc. (the "Company") agrees to furnish all labor, materials, and supplies necessary to perform the services outlined in the provided Estimate.

- **Finality of Scope:** The Company is only required to perform tasks specifically listed in the Estimate.
- **Acceptance:** Acceptance must be made via the digital "Accept" button and virtual signature. **Logcare Inc. does not accept verbal authorizations.** By accepting, the Client acknowledges they have read, understood, and agreed to all terms herein.
- **Site Condition:** Upon completion, the Company will remove all project-related materials and debris unless otherwise specified.

2. DEPOSITS, FEES, AND PAYMENT TERMS

- **Standard Deposit:** A **50% Deposit** is required before any work commences.
- **Off-Season Holding Fee:** If a project is scheduled for a future calendar year, a **\$1,000.00 Holding Fee** is required to secure the slot. The balance of the 50% deposit will be due at the start of the applicable season.
- **Final Payment:** The remaining balance is due immediately upon project completion.
- **Payment Methods:** Payments must be made via the Bank Draft link (QuickBooks) or by check. **Payments cannot be accepted on the job site.**
- **Credit Cards:** Payments via credit card are subject to a **2.99% service fee** which must be added to the total.

3. CANCELLATION POLICY

The Client has the right to cancel the project within three (3) business days of acceptance via email. Cancellations made after this three-day window will result in the Company retaining **\$1,000.00** of the deposit to cover administrative costs and non-returnable materials.

4. PROJECT ACCELERATION & PRIORITY FEE

- **Standard Lead Time & Bid Validity:** While the pricing provided in an estimate is valid for thirty (30) days, the "Standard Lead Time" for project commencement is dynamic. The applicable lead time is determined solely by Logcare Inc.'s production queue at the actual time of bid acceptance and deposit payment, not at the time of estimate issuance.

- **Priority Fee Structure:** If the Client requests a commencement date that precedes the Company's standard lead time at the time of acceptance, or requires "jumping" the existing seasonal queue (e.g., requesting a May start when the Company has filled its queue through July during the 30-day bid window), a Schedule Acceleration Fee shall apply. This fee is calculated at 25% of the total project estimate.
- **Non-Refundable & Non-Deductible:** The Schedule Acceleration Fee is a stand-alone premium for priority access to the Expedite Crew and administrative restructuring.
 - **No Refund:** This fee is non-refundable once the priority window is established.
 - **No Deduction:** This fee is in addition to the project total; it shall not be deducted from the final invoice, nor shall it be treated as a deposit toward labor or materials.
- **Justification:** This fee represents the immediate costs of logistical reconfiguration, including but not limited to: the allocation of additional manpower, specialized equipment rental, overtime labor premiums, and the disruption of the pre-established seasonal production calendar.
- **Guarantees & Force Majeure:** Payment of this fee guarantees a "Priority Start Window." However, the Company reserves the right to adjust schedules due to *Force Majeure* (e.g., extreme weather, wildfires, or material shortages). In such events, the fee remains earned by the Company for the logistical work performed to secure the priority slot, and the Client will retain their "Priority Status" relative to the standard queue once conditions allow work to resume.

5. PROJECT TIMELINE & DELAYS

- **Estimation:** Dates provided are estimates only. Construction variables may cause projects to take longer than expected.
- **Readiness:** If the Client is not ready for the project to start on the scheduled date, the Company reserves the right to fill that slot with another project, and the Client's project will be moved to the next available opening.
- **Weather:** Client acknowledges that outdoor log care and painting are weather-dependent; inclement weather may cause unavoidable delays.

6. MATERIALS & UNFORESEEN CONDITIONS

- **Color Selection:** Colors must be finalized at least one week prior to start. Changes made after work begins will incur additional charges.
- **Coatings:** Standard service includes two (2) coats. Semi-transparent or accent colors may require additional coats to achieve uniformity; the Client will be notified of additional costs before application.
- **Unforeseen Repairs:** If hidden damage or unforeseen repairs are discovered, a written **Change Order** must be signed by the Client before such work proceeds.

7. CUSTOMER RESPONSIBILITIES

- **Site Prep:** The work area must be clean and free of other trades. Wall hangings must be removed by the Client.
- **Blasting Disclaimer:** For projects involving media blasting, the Client is notified that dust may enter the interior. **Logcare Inc. is not responsible for interior dust;** we strongly recommend the Client cover all furniture and belongings prior to arrival.
- **Short-Term Rentals (STR):** STR owners must provide a "blackout" calendar of rental dates in advance. Failure to provide reasonable lead time for scheduling may result in **Expedite Fees**.

8. WARRANTY

Logcare Inc. provides a **one (1) year warranty** on labor and materials from the date of completion.

- **Exclusions:** This warranty does not cover damage from accidents, abuse, normal wear and tear, or environmental factors (hail, high winds, snow, moisture, or expansion cracks).
- **Walking Surfaces:** No warranty is provided for painted or stained horizontal surfaces (decks, floors, or steps).

- **Transferability:** This warranty is fully transferable to new homeowners.



Estimator Signature

Date

Customer Signature

Date

Estimate #2196 for Kristy Perry

Total value: \$13,920.00

LAND IMPROVEMENTS AND LEASE AGREEMENT

Legal description: A portion of Welty's First Edition, Block 2, Lots 3 and 4 as defined in Recitals below.

Commonly known as: 127 East Ramshorn Street

THIS LAND IMPROVEMENT AND LEASE AGREEMENT, dated as of May 10, 2006 is made by and between the Town of Dubois (hereinafter "Landlord") and Dubois Volunteers, Inc. (hereinafter "Tenant"), with respect to the following facts:

I. RECITALS:

Tenant is a community development organization of Dubois, Wyoming authorized to do business in this state for the purposes of economic and community development. A Business Ready Community Grant is to be utilized for the Business Development Project (hereinafter "Project") as described in an application submitted March 3, 2006. The lease area (hereinafter "Land") is defined as: the land beneath the 1750 square foot building, the deck area, and the building access sidewalks, as identified in the EDAW Preliminary Engineering Plan (See attached), and a 15-foot perimeter (on the north and east sides) around the building footprint. This Land is the Project site for construction of new facilities. Dubois Volunteers, Inc. agrees to manage this Project in accordance with the terms and conditions of the grant. DVI agrees to bear all responsibility for necessary actions and costs for the construction of a building and other site improvements on this Land, contingent upon receipt of funds from the Business Ready Community Grant.

Landlord is vested with title to the Project site and has lawful authority to enter into a lease of the Land.

The improvements to be constructed on the leased premises will be owned and managed by DVI, who will lease the space to recruit businesses that compliment the existing town business inventory.

II. LEASE AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and the representations, covenants, and conditions contained herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Landlord and Tenant agree as follows:

Article 1: Demise of Premises

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord, the Land, together with all rights and privileges belonging to or in any way appertaining thereto, at the time of rental, and upon all of the covenants and conditions set forth herein. Landlord shall deliver possession of the Land to Tenant on the lease commencement date hereafter stated.

Article 2: Term of Lease and Rent

2.1. Term: The term of this lease is for thirty (30) years which shall commence on the date of final signature of the Business Ready Communities Grant contract between the Town of Dubois and the Wyoming Business Council and it shall terminate at midnight on June 30, 2036. The term of this lease is of specific benefit to the Town of Dubois to fulfill the terms and purpose of the Business Ready Community Grant and to ensure maintenance of the remaining Town property in the area as set forth in Article 3.2 hereof.

2.2 Rent: Rent shall be at the annual rate of one dollar (\$1.00) per year. Tenant shall pay the sum of thirty dollars (\$30.00) to the landlord for the full term of the lease, to be paid on the commencement date of this agreement.

Neither Tenant, nor any lessee of Tenant, shall take any acts on or about the property which would violate the Business Community Grant or the terms thereof, nor take any acts which would require the Town to re-pay all or any portion of the grant.

Article 3: Tenant's Improvements

3.1 Building: Tenant agrees that it will cause construction on the premises of the Land.

Lessee shall not encumber nor allow any liens to be placed upon the real property without the consent of the Town, and if so placed without consent, they shall take all necessary acts to have the same immediately released. This restriction shall not apply to an encumbrance placed in accordance with Article 6 hereof.

3.2 Utilities: Tenant agrees to pay for all utility extensions and connections to the building constructed on the Land and to pay all charges for light, heat, fuel, power, water and charges for any other thing which may be furnished by any public agency for use or consumption on the Land during the term of this lease. Tenant further agrees to maintain the surrounding pedestrian park on the remainder of Lots 1,2,3, and 4, including payment of associated utility costs for park amenities. Such maintenance shall include, but not be limited to, snow removal, maintaining the landscaping and grounds in an attractive condition, and repair of the improvements.

3.3 Title to Tenant's Improvements: All improvements constructed or installed upon the Land by Tenant at any time prior to the expiration of this Lease, and of any future negotiated extensions thereof, shall be and remain real property, and are and shall be the property of the Tenant.

3.4 Taxes: Tenant agrees to pay normal and customary taxes on any improvements on the Land. Tenant shall also pay the taxes on the real property if any are imposed.

Article 4. Possession, Maintenance, Repairs, and Alterations

4.1 Possession: Tenant shall have the sole right to select tenants, to execute a lease agreement for the building and all improvements on the Land, to collect all revenue, and to manage such occupancy, furthering the economic development of the Town of Dubois as intended by the Business Ready Communities Grant. In entering into any lease agreement for space in the building, lessee shall include all provisions of this lease applicable to the Town pertaining to improvements (Article 3), insurance (Article 5), encumbrances (Article 6), and default (Article 8) in any lease of space in the premises.

4.2 Maintenance and Repairs: Tenant shall, during the term hereof, keep and maintain the improvements and landscaping in good order and repair and in compliance with any applicable laws or regulations of governing bodies.

4.3 Alterations: Tenant shall have the right to alter, repair, restore, replace or reconstruct any of the improvements located on the Land.

4.4 Incorporation of Development Agreement: On March 3, 2006 the parties hereto entered into a Development Agreement for the property and project described herein. The parties hereby agree that the terms and conditions of the Development Agreement, a copy of which is attached hereto, are hereby incorporated herein by this reference and all rights, duties and obligations of the parties as set forth in said Development Agreement are made a part hereof by this reference and this Agreement shall be subject to the terms and conditions as set forth herein.

Article 5: Insurance

5.1 All Risk Insurance: Tenant, at its sole cost and expense, shall throughout the entire term of this lease, or extension thereof, keep the building on the premises insured against loss or damage by fire, windstorm, tornado, hail, water damage, lightning, vandalism, and malicious mischief and against loss or damage by such other, further and additional risks as now are or hereafter may be embraced by the standard "all risk" forms or endorsements.

5.2 Insurance in General:

All proceeds of such policies shall be used for the restoration or repair of the Insured Property.

5.3 Hold Harmless: Tenant shall assume all responsibility for damages to persons or property that may occur as a result of its work on the Land and shall indemnify and hold Town harmless from any and all work on the subject matter Project including administration and construction and operation of the building. Tenant shall be solely responsible for any contractors it may employ on the Land, and this indemnity and hold harmless agreement shall extend to any work performed by contractors on the Land.

5.4 Governmental Immunity: By entering into the contract, Town does not waive its Governmental Immunity, as provided by any applicable law including W.S. Section 1-39-101 et seq. Further, Town fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law based on this contract including administration and construction and operation of the building.

5.5 Liability Insurance: Lessee shall obtain and maintain during the term of this lease a policy of liability insurance on the leased premises, and name the Landlord as an additional insured under the policy, with the policy to provide for 30 days notice to be provided to the Landlord prior to any lapse in the policy coverage. The Liability Insurance shall be in the initial amount of \$1,000,000.00 and Lessee shall continue to maintain the policy in the amount equal to the customary amount for commercial buildings in the area at any time during the term of this agreement, with such amounts to be approved by the Landlord on an annual basis.

Article 6. Encumbrance of Tenant's Estate

Encumbrance of Tenant's Estate: Tenant shall have the right to encumber Tenant's Estate or any portion thereof or interest therein to one or more mortgages.

Article 7. Transfer of Lease and Sale of Improvements

7.1 Sale of Tenants Improvements: Tenant retains the right to sell all improvements on the Land and transfer all rights conveyed in this lease agreement.

7.2 Notification of Sale: Tenant shall not sell, assign, or otherwise dispose of improvements on the Land without first giving notice to Landlord, and Landlord shall have the right to purchase said estate upon the same terms and conditions within (90) days from receipt of said notice.

7.3 Restriction of Sale: A restriction is placed on the transfer of the lease interest and the building to be erected on it, such that if the building is to be sold, it requires the prior written consent of the Town, which consent may be withheld at the discretion of the Town, and in consenting the Town has the right to re-negotiate the lease on the land with the purchaser. Additionally, even if the Town consents, the building cannot be sold if the same would violate the terms of the Business Ready Community Grant.

7.4 Use of Proceeds: All net revenue from the lease of the premises and building by Tenant shall be reinvested by Tenant in future economic development projects in Dubois in accordance with the Development Agreement. If a sale of the improvements is consented to by Landlord as provided for herein, all funds generated from the said sale shall also be reinvested by Tenant in future economic development projects in Dubois, which projects shall be approved by the Landlord prior to such reinvestment.

Article 8. Default

8.1 Events of Default of Tenant: Tenant shall have failed to reasonably perform any term, covenant, or condition of this Lease to be performed by Tenant, and Tenant shall have failed to cure same within sixty (60) days after written notice from Landlord, delivered in accordance with the provisions of this Lease, where such failure could reasonably be cured within said sixty (60) day period (subject to the occurrence of a natural disaster or extensive malicious damage); provided, however, that where such failure could not reasonably be cured within said sixty (60) day period, that Tenant shall not be in default unless it has failed to promptly commence and thereafter be continuing to make diligent and reasonable efforts to cure such failure as soon as practicable and in no event later than one hundred eighty (180) days (subject to extension based on the occurrence of a natural disaster or extensive malicious damage in which event Landlord shall grant an additional one hundred eighty days (180) to cure such default).

8.2 Events of Default of Landlord: In the event Landlord shall neglect or fail to perform or observe any of the covenants, provisions or conditions contained in this Lease on its part to be performed or observed within sixty (60) days after written notice of default (or if more than sixty (60) days shall be required because of the nature of the default, if Landlord shall fail to proceed diligently to cure such default after, written notice thereof), then in that event Landlord shall be liable to Tenant for any and all actual damages sustained by Tenant as a result of Landlord's breach.

8.3 Transfer of Ownership: Transfer of ownership of building and improvements upon default or dissolution by Tenant: Upon a default by Tenant which is not cured within the time provided for in section 8.1 hereof, or upon Tenant being dissolved or ceasing to conduct business, this Agreement shall terminate and ownership of the building to be constructed upon the leased real property, and all other improvements thereon, shall be immediately conveyed to the Landlord, and in such event Tenant hereby agrees to take all necessary acts and sign a Bill of Sale and any other necessary documents to transfer all of its right, title and interest in the building and improvements to Landlord.

Article 9. Notices

Any notice, approval, demand or other communication required or desired to be given pursuant to this Lease shall be in writing and shall be personally served or served by certified mail, addressed as follows:

If to Landlord: Town of Dubois, 712 Meekem Street, P.O. Box 555, Dubois, WY 82513
If to Tenant: Dubois Volunteers, Inc. [REDACTED]

Either Landlord or Tenant may change its respective address by giving written notice to the other in accordance with the provisions of this Section.

Article 10. General

10.1 Assigns: It is mutually understood between the parties hereto that each and every covenant, agreement, terms, provision, and condition herein contained shall extend to and be binding upon the successors and assigns of said parties.

10.2 Recordation: This Lease shall be recorded with the County Clerk of Fremont County, Wyoming.

10.3 Counterparts: Any executed copy of this Lease shall be deemed an original for all purposes. This Lease may be executed in one or more counterparts, each of which shall be an original, and all of which together shall constitute, a single instrument.

10.4 Contingency: This agreement is contingent upon the Town's receipt of Business Ready Community Grant funds for the Business Development Project.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease Agreement consisting of seven (7) pages with Exhibit (1) to be executed as of the day and year first above written.

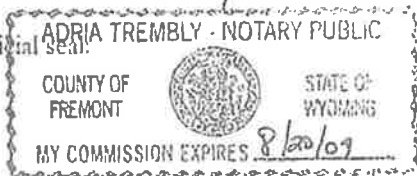
BY: Bob Baker Attest: Adria Trembly
Bob Baker, Mayor
Town of Dubois

BY: Arden Lindsey Attest: Amy Cross
Arden Lindsey, President
Dubois Volunteers, Inc.

State of Wyoming)
)ss.
County of Fremont)

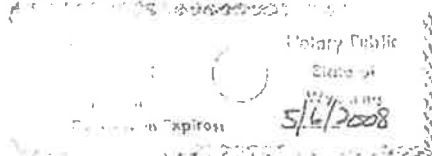
The foregoing instrument was acknowledged before me by Arden Lindsey, President of Dubois Volunteers, Inc. on this 24th day of May, 2006.

Witness my hand and official seal: Adria Trembly
Notary Public
State of Wyoming)
)ss.
County of Fremont)



The foregoing instrument was acknowledged before me by Bob Baker, Town of Dubois Mayor on this 30th day of May, 2006.

Witness my hand and official seal: Amy Cross
Notary Public



alley

RESOLUTION

A RESOLUTION AUTHORIZING DUBOIS VOLUNTEERS INC. TO ENTER INTO A 30 YEAR LEASE WITH THE TOWN OF DUBOIS FOR A PROPOSED BUILDING AT 127 EAST RAMSHORN, ALSO KNOWN AS "THE CORNER."

WHEREAS, Dubois Volunteers, Inc. has negotiated with the Town of Dubois to create a lease agreement that was acceptable to both DVI and the Town; and

WHEREAS, The Wyoming Business Council requires a lease agreement for the proposed 1,750 sq. ft. building in order to receive the requested funding amount of \$320,979.

THEREFORE, DVI agrees to authorize Arden Lindsey, President of DVI, to sign the proposed lease agreement with the Town of Dubois.

Dated this, 26th day of May, 2006, the date of the special meeting held by DVI.

Arden Lindsey
Arden Lindsey, DVI President

Buck Butkovich
Buck Butkovich, DVI Vice-President

Board Member:	<u>Amy Lou Brazil</u> (print)	<u>Amy Lou Brazil</u> (sign)
Board Member:	<u>Coralie A. Emmons</u> (print)	<u>Coralie A. Emmons</u> (sign)
Board Member:	<u>Pamela Glasser</u> (print)	<u>Pamela Glasser</u> (sign)
Board Member:	<u>Carol M. Thompson</u> (print)	<u>Carol M. Thompson</u> (sign)
Board Member:	<u>Budd Betts</u> (print)	<u>Budd Betts, Jr.</u> (sign)
Board Member:	<u>Margo Clark</u> (print)	<u>M. Clark</u> (sign)
Board Member:	_____ (print)	_____ (sign)
Board Member:	_____ (print)	_____ (sign)

**ATTACHMENT C TO BUSINESS READY COMMUNITY GRANT AND LOAN
PROGRAM GRANT AGREEMENT BETWEEN THE WYOMING BUSINESS
COUNCIL AND THE TOWN OF DUBOIS**

**DEVELOPMENT AGREEMENT
Between the Town of Dubois and Dubois Volunteers, Inc. for the
BUSINESS DEVELOPMENT PROJECT**

This agreement is made and entered into on March 3, 2006 by and between the Town of Dubois, 712 Meckem Street, Dubois, WY 82513 (henceforth the "Town") and Dubois Volunteers, Inc., [REDACTED] (henceforth "DVI").

Whereas, the purpose of the Business Ready Community Grant Program is to promote economic development at the town and county level in order to create additional economic health and a stronger state economy; and,

Whereas, the Town is an eligible applicant to the Business Ready Community Program; and,

Whereas, DVI is a local non-profit economic development organization that has served to strengthen the Dubois economy in a myriad of ways for 20 years; and,

Whereas, the infrastructure necessary to recruit businesses and create jobs according to the business recruitment plan developed by DVI is the construction of a 1750 square-foot commercial building at 127 East Ramshorn Street in the central business district; and,

Whereas, the DVI Business Development Project will benefit the Town and its residents in several ways including: the creation of self-sufficient year-round jobs; the increase in investor confidence; the retention of an intact business core in the downtown district; the addition of commercial diversification; and the aesthetic enhancement of downtown Dubois; and,

Whereas, DVI has committed to maintain the adjacent pedestrian park relieving the Town of this expense; and,

Whereas, DVI has set the target of leasing the building to a business or businesses that will create 3 self-sufficient, year-round jobs within 30 months of completion of the building; and,

Whereas, the lease funds from the commercial space received by DVI will allow DVI to reinvest in future economic development projects in Dubois.

Now, therefore, in consideration of the promise and agreements contained herein, the parties agree as follows:

PURPOSE:

The purpose of this agreement is to clarify the intentions and responsibilities of the parties regarding the completion of the DVI Business Development Project for which funds are being sought through the Wyoming Business Council.

**ATTACHMENT C TO BUSINESS READY COMMUNITY GRANT AND LOAN
PROGRAM GRANT AGREEMENT BETWEEN THE WYOMING BUSINESS
COUNCIL AND THE TOWN OF DUBOIS**

DVI agrees to cooperate with the Town in the construction of the adjacent pedestrian park. DVI agrees to build a building in keeping with the western architecture.

DVI agrees that, if available, space in the building may be used for display of visitor information that will serve to define Dubois as a gateway community to Yellowstone, to market Dubois as a destination for travelers, and to generally enhance the local tourist industry.

DVI agrees to procure plans, specifications, contractor qualifications, and construction bids in compliance with state statutes pertaining to Cities and Towns, and with all Town of Dubois codes and regulations.

DVI agrees to maintain and provide to the Town and the Wyoming Business Council records and data pertaining to job creation, wages paid by tenants, and other consideration in exchange for the public project.

DVI agrees to complete this project in a timely manner. It is expected that the building will be completed by September of 2007 and it will be occupied with tenants meeting the DVI business recruitment criteria by March of 2010.

CONTINGENCY:

This agreement is contingent upon receipt of BRC funds by the Town for the DVI Business Development Project

HOLD HARMLESS -- DVI shall assume all responsibility for damages to persons or property that may occur as a result of its work and shall indemnify and hold Town harmless from any and all work on the subject matter project including administration and construction and operation of the building. DVI shall be solely responsible for any contractors it may employ on the project, and this indemnity and hold harmless agreement shall extend to any work performed by contractors.

GOVERNMENTAL IMMUNITY -- By entering into the contract, Town does not waive its Governmental Immunity, as provided by any applicable law including W.S. Section 1-39-101 et seq. Further, Town fully retains all immunities and defenses provided by law with regard to any action, whether in tort, contract or any other theory of law based on this contract including administration and construction and operation of the building.

TOWN OF DUBOIS

By: Bob Baker Date: 3/03/06
Bob Baker, Mayor

DUBOIS VOLUNTEERS, INC.

By: Arden Lindsey Date: 3/3/06
Arden Lindsey, President

ADDENDUM TO LAND IMPROVEMENTS AND LEASE AGREEMENT

This Addendum to land Improvements and lease Agreement is made and entered into this 14th day of July, 2017, by and between the Town of Dubois (hereinafter "Landlord") and Dubois Volunteers, Inc. (hereinafter "Tenant").

RECITALS

WHEREAS, on May 10, 2006 the parties hereto entered into a Land Improvements and Lease Agreement for a portion of Welty's First Addition, Block 2, Lots 3 and 4, with an address of 127 East Ramshorn Street, Dubois, Wyoming 82513; and

WHEREAS, the lease was for the land beneath the 1750 square foot building, the deck area, and the building access sidewalks and a 15-foot perimeter (on the north and east sides) around the building footprint; and

WHEREAS, Tenant would like to secure an additional 15 feet on the South side of the property for parking purposes and the Landlord is agreeable to the same.

NOW THEREFORE, for and in consideration of the party's mutual covenants and agreements as contained herein the parties agree as follows:

1. The description of the leased area contained in paragraph 1. Recitals of the party's Land Improvements and Lease Agreement dated May 10, 2006 is hereby amended to add a 15-foot area south of the leased premises for the purposes of parking.

2. All other provision of the Land Improvements and Lease Agreement not affected by the above amendment are hereby ratified and remain in full force and effect.

In witness whereof the parties have caused this Addendum to be executed on the day and date first above written.

Town of Dubois

Twila Blakeman
Twila Blakeman, Mayor

Attest: Sandy Hust
Sandy Hust, Town clerk

Dubois Volunteers, Inc.

James D. Rice
President

Attest: Sara Domek
Secretary

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me by Twila Blakeman and Sandy Hust, the Mayor and Town Clerk respectively for the Town of Dubois, Wyoming, this 14th day of July, 2017.

Witness my hand and official seal.



Amy Cross
Notary Public

Commission Expires: _____

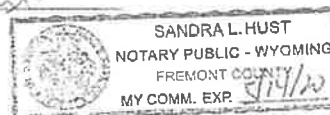
STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

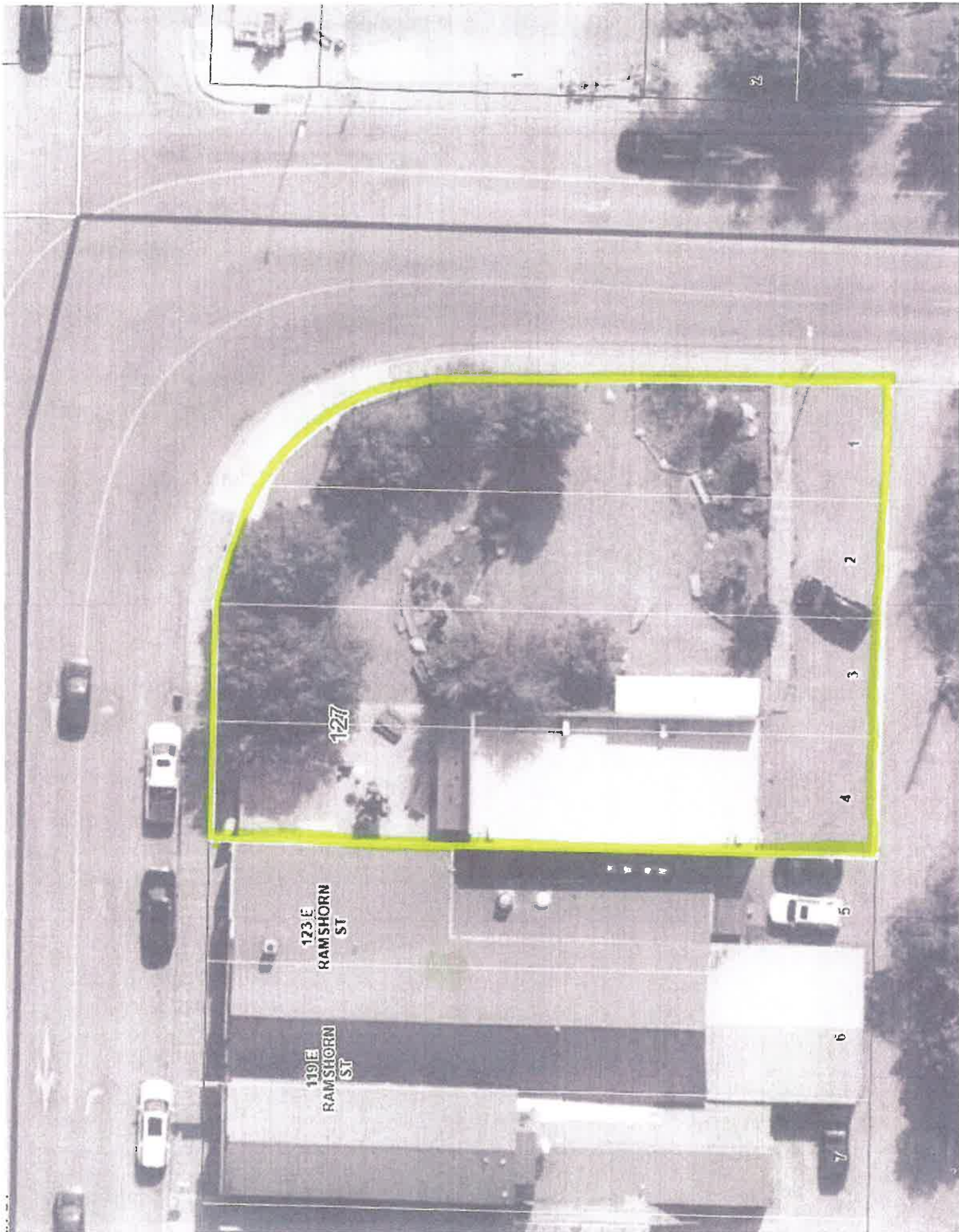
The foregoing instrument was acknowledged before me by James D. Rice and Sara Domek, the President and Secretary respectively of Dubois Volunteers, Inc. this 14th day of July, 2017.

Witness my hand and official seal.

Sandra L. Hust
Notary Public

Commission Expires: 5/14/20













May 12, 2026

Dubois Western Activities Association
Kris Ruth

Grant ID#: 05-12-26-04

Dear Kris Ruth:

Congratulations! On behalf of the Never Sweat Recreation Board for Dubois, we are happy to inform you that your grant request has been **approved** in the amount of **\$3,264.90**.

The monies from this grant may only be used for the project specified in the application submitted: **2026 Summer Events**. The funding period will run from May 12, 2026 through May 12, 2027. Payments will be released only during this time period upon your request and our receipt of a voucher request including back-up documentation (invoice, receipt, etc.) demonstrating the project has been carried out. All payments will be made via check. I am enclosing a Voucher Request form that needs to be returned to our office upon completion.

Our next meeting is scheduled for July 7, 2026. Upon completion of your project, Never Sweat Recreation Board is requesting a brief report explaining how the funds were used and what the impact has been. Please consider including pictures as well.

Please feel free to contact me at 307.450.9702 or Katrina Dingman at 307.455.2625 should you have any questions.

Sincerely,

Jim Smith
Chairman of the Never Sweat Recreation Board