

STATE OF WYOMING
BOARD OF LAND COMMISSIONERS
TEMPORARY USE PERMIT

PERMIT NO.: TUP-03342

COUNTY: Teton

PERMITTEE:

NAME: Wilson Investments, LLC

ADDRESS: PO Box 428
Wilson, WY 83014

PHONE: (307) 733-3775

This permit authorizes only the use indicated below:

- Construction Activity
- Hot mix facility
- Organized recreation activity
- Access road
- Sign board
- Stockpile site
- Water removal facility
- Outfitting/guiding activities
- Other: Storage Facility

More specifically: Tracts 2 and 3 will be used for storage unit facility and tract 5 will be used for a landscape yard.

This permit authorizes the following improvements: Water well, fencing, trees, internet connection, powerline, and roadway.

This permit valid only on the following state land:

Tracts 2, 3, and 5 within the SESE of Section 36, Township 42 North, Range 117 West, 6th P.M.

This permit commences on August 1, 2022 and expires on August 1, 2027.

Permittee shall pay the Board of Land Commissioners, as consideration for this permit, the total sum of one million six hundred forty-seven thousand nine hundred and 00/100 dollars (\$1,647,900.00), payable in sixty (60) equal installments of twenty-seven thousand four hundred sixty-five and 00/100 dollars (\$27,465.00), due the 1st of each month, commencing in August 2022. If any installment payment is not received when due, this permit shall terminate immediately. Consideration paid in full for August 2022.

This permit is issued pursuant to Chapter 14 of the Rules and Regulations of the Board Land Commissioners. Permittee shall comply with the additional terms and conditions listed on the attached pages. **THIS PERMIT IS NON-TRANSFERABLE.**

Date: 6/24/2022


Preliminary Approval by
Director Office of State Lands and Investments

Date: 6/2/2022

BOARD APPROVED
Final Approval by
Board of Land Commissioners

TEMPORARY USE PERMIT
ADDITIONAL TERMS AND CONDITIONS

GENERAL CONDITIONS:

1. Permittee shall conduct all operations in a manner which minimizes damage to the land.
2. Permittee shall not place any improvements on the permit area other than those expressly approved within this permit, or an amendment hereto. Camping is not authorized on nonexclusive outfitting/guiding permits.
3. Permittee shall properly contain and dispose of all trash, garbage, industrial, and human waste.
4. Permittee shall properly control noxious weeds.
5. Permittee may terminate this permit prior to the expiration date by notifying the Director of the Office of State Lands and Investments in writing. In the event of termination, the Board of Land Commissioners shall not be obligated to refund any payments received.
6. The Board of Land Commissioners may cancel this permit for violation of any of the terms and conditions of this permit or of the applicable rules and regulations of the Board. The Board also reserves the right to cancel this permit on its anniversary date in order to facilitate the sale or exchange of lands within the permit area.
7. Upon termination, cancellation, or expiration of this permit, Permittee shall restore all disturbed land to a condition and forage density reasonably similar to its original condition and forage density. Permittee shall also remove all personal property from the permit area.
8. Permittee shall observe all state, federal and local laws and regulations.
9. Permittee shall legally access permit area and observe all state laws regarding trespass on adjacent or intermingled private lands.
10. Permittee agrees to indemnify and hold the State of Wyoming, its officers, agents, employees, authorized lessees and Permittees harmless against any liability or expenses arising out of the Permittee's operation under this permit.

ADDITIONAL CONDITIONS:

1. Permittee to maintain a bond which is equal to either an engineer's estimate for reclamation of the site or a total year's rental, whichever is less, until such time as it is no longer being used and full reclamation, remediation, and other appropriate actions consistent with the Board's rules is taken.

STATE OF WYOMING
BOARD OF LAND COMMISSIONERS
TEMPORARY USE PERMIT

PERMIT NO.: TUP-03345

COUNTY: Teton

PERMITTEE:

NAME: Basecamp Hospitality LLC

ADDRESS: 1616 Goosenest Dr.
Payson, UT 84651

PHONE: (801) 678-2056

This permit authorizes only the use indicated below:

- Construction Activity
- Hot mix facility
- Organized recreation activity
- Access road
- Sign board
- Stockpile site
- Water removal facility
- Outfitting/guiding activities
- Other: Low-impact accommodations

More specifically: 11 low-impact accommodations for single and multi-night vacation rental. Additionally, there will be shower house trailers, a welcome center, retail/rental space, food offering, sauna, storage and maintenance shed, and small staff living quarters.

This permit authorizes the following improvements: Roadway, parking lot, signage, berms, trees, visual coverings, septic system, community gathering area, leach field, landscaping, water well, holding tanks, 11 units on decks, fencing, cattle guards, walking paths, electrical power, generators, solar power generators, and solar panels.

This permit valid only on the following state land:
Tract 9 within the NESE:SENE of Section 36, Township 42 North, Range 117 West, 6th P.M.

This permit commences on August 1, 2022 and expires on August 1, 2027.

Permittee shall pay the Board of Land Commissioners, as consideration for this permit, the total sum of three hundred thousand and 00/100 dollars (\$300,000.00), payable in five (5) equal installments of sixty thousand and 00/100 dollars (\$60,000.00), due August 1st of each year, commencing in 2022. Additionally, the permittee shall pay a ten percent (10%) revenue share for gross revenue over six hundred thousand and 00/100 dollars (\$600,000.00). If any installment payment is not received when due, this permit shall terminate immediately. Consideration paid in full for 2022.

This permit is issued pursuant to Chapter 14 of the Rules and Regulations of the Board Land Commissioners. Permittee shall comply with the additional terms and conditions listed on the attached pages. **THIS PERMIT IS NON-TRANSFERABLE.**

Date: 6/24/2022



Preliminary Approval by
Director Office of State Lands and Investments

Date: 6/21/2022

BOARD APPROVED

Final Approval by
Board of Land Commissioners

TEMPORARY USE PERMIT
ADDITIONAL TERMS AND CONDITIONS

GENERAL CONDITIONS:

1. Permittee shall conduct all operations in a manner which minimizes damage to the land.
2. Permittee shall not place any improvements on the permit area other than those expressly approved within this permit, or an amendment hereto. Camping is not authorized on nonexclusive outfitting/guiding permits.
3. Permittee shall properly contain and dispose of all trash, garbage, industrial, and human waste.
4. Permittee shall properly control noxious weeds.
5. Permittee may terminate this permit prior to the expiration date by notifying the Director of the Office of State Lands and Investments in writing. In the event of termination, the Board of Land Commissioners shall not be obligated to refund any payments received.
6. The Board of Land Commissioners may cancel this permit for violation of any of the terms and conditions of this permit or of the applicable rules and regulations of the Board. The Board also reserves the right to cancel this permit on its anniversary date in order to facilitate the sale or exchange of lands within the permit area.
7. Upon termination, cancellation, or expiration of this permit, Permittee shall restore all disturbed land to a condition and forage density reasonably similar to its original condition and forage density. Permittee shall also remove all personal property from the permit area.
8. Permittee shall observe all state, federal and local laws and regulations.
9. Permittee shall legally access permit area and observe all state laws regarding trespass on adjacent or intermingled private lands.
10. Permittee agrees to indemnify and hold the State of Wyoming, its officers, agents, employees, authorized lessees and Permittees harmless against any liability or expenses arising out of the Permittee's operation under this permit.

ADDITIONAL CONDITIONS:

1. Permittee to maintain a bond which is equal to either an engineer's estimate for reclamation of the site or a total year's rental, whichever is less, until such time as it is no longer being used and full reclamation, remediation, and other appropriate actions consistent with the Board's rules is taken.