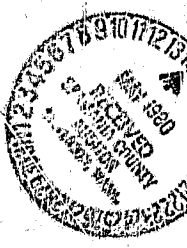


LEASE AGREEMENT

THIS INDENTURE OF LEASE, made and entered into this 12 day of 1980, by and between SUSAN LEE NIELSEN WOOSLEY, a married woman, as her separate estate, hereinafter designated the Lessor, and GLEN J. D. WERSCH, a single person, hereinafter designated the Lessee,

WITNESSETH:

WHEREAS, the said Lessor does by these presents lease and demise unto the said Lessee the following described real estate and premises, situate in the County of Skamania, State of Washington, to-wit:



That portion of Lot 2, Block 11, Manzanola Orchards and Land Company's Tracts, according to the plat thereof recorded in Book "A" of Plats, page 37, records of Skamania County, Washington, described as follows: Beginning at the southeast corner of the adjoining property known as the Wersch property; thence 300 feet south along the west side of the Farrell/Nielsen road; thence West 300 feet; thence North 440 feet; thence East to the Northwest corner of the Wersch property. Contains 2 acres, more or less.

With the appurtenances, for the term of ten (10) years commencing on the 1st day of May, 1980, and ending on the 30th day of April, 1990, for annual payments of Sixty (\$60.00) Dollars, payable in lawful money of the United State of America, payable in advance, on the 1st day of May, 1980, and on the 1st day of May of each succeeding calendar year during the term of said lease.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

- 1. That Lessee may clear the afore-described property as to brush so that said land may be used for agricultural purposes only. To cut any trees in clearing of the land Lessee must have written permission of the lessor specifying the trees to be cut.
- 2. The Lessor shall have the option to extend this Lease for a period of ONE years from May 1, 1990, by serving written notice of its election so to extend this lease upon the Lessor

at least ninety (90) days prior to May 1, 1990. All the provisions of this lease shall be effective during such nine year extension thereof.

3. If, in the event Lessor decides to sell the above-described property Lessee shall have the right of first refusal.

4. That if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said Lessor to re-enter the said premises and remove all persons therefrom; and the said Lessee does hereby covenant, promise and agree to pay the said rent in the manner hereinbefore specified; and not to let or underlet the whole or any part of the said premises nor assign this Lease, or any interest therein, without the written consent of said Lessor.

5. At the expiration of said term the said lessee will quit and surrender the said premises in as good state and condition as they now are, ordinary wear and damage by the elements or fire excepted.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

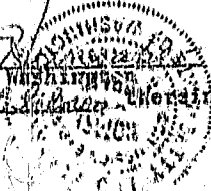
Susan Lee Nielsen Woosley
SUSAN LEE NIELSEN WOOSLEY
Lessor

Glenn D. Wersch
GLENN D. WERSCH
Lessee

STATE OF WASHINGTON)
County of Kitsap)^{SS}

On this day personally appeared before me SUSAN LEE NIELSEN WOOSLEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and official seal this 12th day of May, 1980,

Betty Law
Notary Public for Washington
residing at Walla Walla therein.


04753

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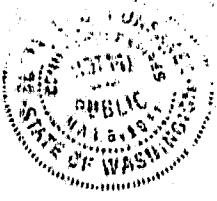
STATE OF WASHINGTON)

ss

County of Klickitat)

On this day personally appeared before me GENE L. D. WERSCH, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and official seal this 30th day of April, 1980.



Betty Lou Wersch
Notary Public for Washington
residing at White Salmon, Oregon

UNOFFICIAL

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

James L. Hall
No. 425 Sub. Skamania

AT 10:55 AM 5/14 19 80

WAS RECORDED IN BOOK 79

ON 5/14/80 AT PAGE 221

RECORDS OF SKAMANIA COUNTY, WASH.

W. J. Hall
COUNTY AUDITOR

BY B. J. Meador
DEPUTY

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