

# LEASE AGREEMENT

LEASE AGREEMENT

THIS AGREEMENT, made this 6<sup>th</sup> day of February, 1986, between CHARLES W. KEYS and MADGE R. KEYS, husband and wife, hereinafter designated as the "Lessors", and JAY T. and THEO D. HAFFORD, husband and wife, HAFFORD/ hereinafter designated as the "Lessee", WITNESSETH:

That the Lessors do by these presents lease and demise unto the said Lessee all of their interest in and to the following described real estate and premises, situated in the County of Skamania, State of Washington, to-wit:

That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said North-east Quarter; thence South 88 degrees, 43 minutes, 15 seconds East a distance of 750.24 feet as measured along the north line of said North-east quarter to the TRUE POINT OF BEGINNING; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 1356.05 feet; thence South 88 degrees, 49 minutes, 33 seconds East a distance of 1274.60 feet more or less to the westerly line of a tract of land as described in Book H of Deeds at page 621; thence northwesterly along said westerly line to the southerly right-of-way line of Loop Road; thence westerly along the southerly right-of-way of Loop Road to a point which bears South 13 degrees, 30 minutes, 00 seconds East from the TRUE POINT OF BEGINNING; thence North 13 degrees, 30 minutes, 00 seconds West to the TRUE POINT OF BEGINNING;

EXCEPT for that portion lying within Loop Road,  
for a term of twenty-five (25) years from the date hereof at a  
monthly rental of One Hundred Dollars (\$100.00) payable in  
advance, on the 15<sup>th</sup> day of each and every month during said term.

AND IT IS HEREBY AGREED, 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 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

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limited

underlet the whole or any part of the said premises, nor assign this lease, or any interest therein, without the written consent of the said Lessors; and at the expiration of said term the said Lessee will quit and surrender the said premises in as good a state and condition as they now are in (ordinary wear and damage by the elements or fire excepted).

Special Condition. The Lessee agrees with the Lessors that he will not remove any timber from the leased premises without the written consent of said Lessors having first been given.

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

LESSORS:

( Charles W. Keys  
CHARLES W. KEYS

( Madge R. Keys  
MADGE R. KEYS

LESSEE:

( Jay T. Hafford  
JAY T. HAFFORD

( Theo D. Hafford  
THEO D. HAFFORD

STATE OF WASHINGTON )  
County of Skamania )

ss.

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 6<sup>th</sup> day of February, 1986, personally appeared before me CHARLES W. KEYS and MADGE R. KEYS, husband and wife, and JAY T. HAFFORD, to me known to be the Lessors and Lessee respectively, described in the foregoing instrument, who executed said instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 6<sup>th</sup> day of February, 1986.

Shirley A. Pitts  
Notary Public in and for the State of  
Washington, residing at Stevenson

