LEASE AGREEMENT

THIS AGREEMENT, made this 6 day of february 1986, between CHARLES W. KEYS and MADGE R. KEYS, husband and wife, hereinafter designated as the "Lessors", and MORRIS RAY 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 Northeast Quarter; thence South 88 degrees, 43 minutes, 15 seconds East as measured along the north line of said Northeast Quarter a distance of 750.24 feet; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 1356.05 feet to the TRUE POINT OF BEGINNING; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 682.25 feet; thence South 88 degrees, 49 minutes, 33 seconds East a distance of 1414.50 feet to the east line of said Northeast quarter; thence north along said east line to the southerly corner of a tract of land as described in Book H of Deeds, at page 621; thence northwesterly along the westerly line of said tract of land to a point which bears South 88 degrees, 49 minutes, 33 seconds East from the TRUE POINT OF BEGINNING; thence North 88 degrees, 49 minutes, 33 seconds West a distance of 1274 feet, more or less, to the TRUE POINT OF BEGIN-

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 day of each and every month during said term.

and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the Lessor to reenter 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

incoming S Incomed S Freed Mailed underlet the whole or any part of the said premises nor assign this lese, 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 Conditions. 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.

MARINE W KEYS

CHARLE

MADGE R KEYS

A 0

MORRIS RAY HAFFORD

STATE OF WASHINGTON ) ss.
County of Skamania )

LESSORS:

LESSEE:

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this day of the 1986, personally appeared before me CHARLES W. KEYS and MADGE R. KEYS, husband and wife, to me known to be the Lessors described in the foregoing instrument, who executed said instrument, and acknowledged tome that they each signed and sealed the same as their free and voluntary act and deed for the was and purposes therein mentioned.

WITNESS MY HAND AND OFFIGIAL SEAL this day of the

Notary Public in and for the State of Washington, residing at Stevenson

STATE OF WASHINGTON )
) ss.
County of Skamania )

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this day

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of sweet, 1986, personally appeared before me MORRIS RAY HAFFORD, to me known to be the Lessee described in the foregoing instrument, who executed said instrument, and acknowledged tome that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL THIS

шалу , 1986.

State Notary Public in and for the State of Washington, residing at Stevenson