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FILED FOR RECORD
SKAMANIA CO. WASH
BY —MT. ADAMS TITLE

OCT 19 12 30 PM '88
d. J. [unclear] Dep
AUDITOR
GARY H. OLSON

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LANDLORD'S CONSENT

THIS LANDLORD'S CONSENT is entered into among DAVID D. SPARKS and RAMONA A. SPARKS ("Borrower"), whose address is P. O. BOX 57, UNDERWOOD, WA 98651; KLICKITAT VALLEY BANK ("Lender"), whose address is TOHOMISH & WAUNA, P O BOX 279, WHITE SALMON, WA 98672; and VERN ELLSON AND ELLA ELLSON ("Landlord"), whose address is MT VIEW TRAILER PARK, UNDERWOOD, WA. 98651. Borrower and Lender have entered into, or are about to enter into, an agreement whereby Lender has acquired or will acquire a security interest or other interest in the Collateral. Some or all of the Collateral may be affixed or otherwise become located on the Premises. To induce Lender to extend the Loan to Borrower against such security interest in the Collateral and for other valuable consideration, Landlord hereby agrees with Lender and Borrower as follows.

DEFINITIONS. The following words shall have the following meanings when used in this Agreement:

Agreement. The word "Agreement" means this Landlord's Consent, together with all exhibits and schedules attached to this Landlord's Consent from time to time, if any.

Borrower. The word "Borrower" means DAVID D. SPARKS and RAMONA A. SPARKS.

Collateral. The word "Collateral" means certain of Borrower's personal property in which Lender has acquired or will acquire a security interest, including without limitation the following specific property:

1974 FLEETWOOD 14 X 70 MOBILE HOME S1734

Landlord. The word "Landlord" means VERN ELLSON AND ELLA ELLSON. The term "Landlord" is used for convenience purposes only. Landlord's interest in the Premises may be that of a fee owner, lessor, sublessor or lienholder, or that of any other holder of an interest in the Premises which may be, or may become, prior to the interest of Lender.

Lease. The word "Lease" means that certain lease of the Premises, dated _____, between Landlord and Borrower.

Lender. The word "Lender" means KLICKITAT VALLEY BANK, its successors or assigns.

Loan. The word "Loan" means the loan, or any other financial accommodations, Lender has made or is making to Borrower.

Premises. The word "Premises" means the real property located in SKAMANIA County, State of Washington, commonly known as ELLSON TRAILER COURT, MT VIEW TRAILER PARK, UNDERWOOD, WA. 98651.

DISCLAIMER OF INTEREST. Landlord hereby consents to Lender's security interest (or other interest) in the Collateral and disclaims all interests, liens and claims which Landlord now has or may hereafter acquire in the Collateral. Landlord agrees that any lien or claim it may now have or may hereafter have in the Collateral will be subject at all times to Lender's security interest (or other present or future interest) in the Collateral and will be subject to the rights granted by Landlord to Lender in this Agreement.

ENTRY ONTO PREMISES. Landlord and Borrower grant to Lender the right to enter upon the Premises for the purpose of removing the Collateral from the Premises or conducting sales of the Collateral on the Premises. The rights granted to Lender in this Agreement will continue until a reasonable time after Lender receives notice in writing from Landlord that Borrower no longer is in lawful possession of the Premises. If Lender enters onto the Premises and removes the Collateral, Lender agrees with Landlord not to remove any Collateral in such a way that the Premises are damaged, without either repairing any such damage or reimbursing Landlord for the cost of repair.

MISCELLANEOUS PROVISIONS. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement. The covenants of Borrower and Landlord respecting subordination of the claim or claims of Landlord in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any claim or claims to which this Agreement shall apply. Lender need not accept this Agreement in writing or otherwise to make it effective. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. If Landlord is other than an individual, any agent or other person executing this Agreement on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not constitute a waiver of or prejudice Lender's right otherwise to demand strict compliance with that provision or any other provision. Whenever consent by Lender is required in this Agreement, the granting of such consent by Lender in any one instance shall not constitute continuing consent to subsequent instances where such consent is required.

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EACH BORROWER AND LANDLORD ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S CONSENT, AND EACH BORROWER AND LANDLORD AGREES TO ITS TERMS. THIS AGREEMENT IS DATED OCTOBER 4, 1988.

BORROWER:

x David D. Sparks
DAVID D. SPARKSx Ramona A. Sparks
RAMONA A. SPARKS

LANDLORD:

VERN ELLSON AND ELLA ELLSON

LENDER:

KLICKITAT VALLEY BANK

x Vernon N. Ellson
Landlord's SignatureBy: Robert J. Semmens
Authorized Officer