

LEASE AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO THIS 27 DAY OF Aug, 1992, BY AND BETWEEN CHARLES AND VICKY SEWARD AND DUSTY MOSS, HEREINAFTER CALLED FIRST PARTY, AND ROBERT AND NANCY ARNOLD, HEREINAFTER CALLED SECOND PARTY.

IN CONSIDERATION OF THE COVENANTS HEREIN CONTAINED TO BE KEPT AND PERFORMED BY SECOND PARTY, FIRST PARTY DOES HEREBY LEASE, DEMISE AND LET UNTO THE SECOND PARTY FOR A TERM OF 45 YEARS, 2 ACRES OF IRRIGATION RIGHTS, AS DESCRIBED IN THE ATTACHED CERTIFICATE OF SURFACE WATER RIGHT. SUCH IRRIGATION LEASE, TO BEGIN ON SIGNING OF THIS DOCUMENT, TO BE USED ON THE APPROXIMATE 3 ACRES OF LAND LYING TO THE NORTH OF THE ROAD AS DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FOR A HORTICULTURAL OPERATION. AS THESE WATER RIGHTS RUN WITH THE DESCRIBED LAND IT WOULD REQUIRE NO CHANGE IN POINT OF USE.

IN EXCHANGE FOR ABOVE LEASE FROM THE FIRST PARTY THE SECOND PARTY DOES PROMISE TO PROVIDE WATER FOR THE SUBDIVISION'S USE FOR FIRE AND THE WATERING OF THE ROADSIDE AS LAID OUT AT TIME OF PURCHASE FOR A RENTAL OF 15 PER YEAR MADE PAYABLE IN ADVANCE AT TIME OF SIGNING THIS AGREEMENT.

SIGNED AND APPROVED,
FIRST PARTY

Dusty Moss

date 8/27/92

Charles W. Seward

Vicky L. Seward

SECOND PARTY

Robert T. Arnold

Nancy Arnold

FILED FOR RECORD
SKAMANIA CO. TITLE

SEP 2 1 35 PM '92

GARY H. OLSON

STATE OF WASHINGTON,

County of Klickitat

8-27

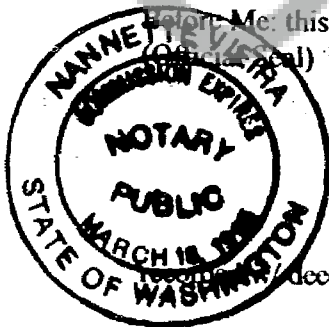
1992

Personally appeared the above

named Dusty Moss, Charles W. Seward, Vicky L. Seward
Robert T. Arnold & Nancy Arnold

and acknowledged the foregoing instrument to be signed the same as their voluntary act and deed for the uses and purposes therein mentioned.

Before Me, this 27 day of Aug, 1992.



Manette Vieira

Notary Public for Washington

My commission expires 3-15-92

deed book

page

Registered 1
Indexed, Vir 1
Indirect 6
Filed 9/16/92
Mailed

EXHIBIT "A"

A tract in the North Half of the Southwest Quarter of Section 3, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the most Northerly Corner of Lot 2 of the Charles Seward Short Plat, recorded in Book 3 of Short Plats, page 181 Skamania County Records; thence North $18^{\circ} 15' 58''$ East 115.93 feet; thence North $01^{\circ} 02' 55''$ East 117.01 feet; thence North $07^{\circ} 14' 40''$ West 147.56 feet; thence North $07^{\circ} 14' 40''$ West 92.38 feet to the middle of the Private Road (Breedlove); thence South $69^{\circ} 59' 12''$ West 190.35 feet to the middle of a Private Road; thence South $16^{\circ} 46' 24''$ West 379.20 feet; thence North $02^{\circ} 58' 12''$ West 103.35 feet; thence South $10^{\circ} 09' 51''$ East 93.26 feet; thence South $30^{\circ} 14' 07''$ East 32.79 feet; thence North $54^{\circ} 49' 31''$ East 29.97 feet; thence North $66^{\circ} 13' 10''$ East 88.46 feet, thence North $47^{\circ} 54' 09''$ East 197.75 feet to the Point of Beginning.