

J. W. Stevenson to J. G. Cleary

This Indenture, made this ninth day of October A.D. 1905 by and between J. W. Stevenson, Skamania Co. State of Washington and J. G. Cleary of Skamania County State of Washington Witnesses:

That in consideration of the covenants hereinafter contained on the part of the said J. G. Cleary to be kept and performed herein the said J. W. Stevenson do hereby lease, demise and let unto the said J. G. Cleary the following described premises, to-wit:

Township one North Range five East Lot (4) four in section (16) sixteen Acres as by said map leading. To have and to hold the same to the lessee for the term of twelve months from the date of this said lease paying therefore the monthly rent of twenty Dollars in Gold coin, during the said term. And the said lessee, for his executors and administrators, do hereby covenant to and with the said lessor his heirs and assigns, to pay the said rent in monthly payments of Twenty Dollars each, the first payment thereof to be made on the date of the signing of this lease and that he will make no unlawful, improper or offensive use of the premises; that at the expiration of the said term or upon any sooner determination of this lease he will quiet and deliver up the premises and all future erections or additions to or upon the same, to the said lessor, or those having his estate therein, peaceably, quietly, in as good order and condition (reasonable use and wearing thereof, fire and other unavoidable casualties excepted) as the same now are or may be put in by the lessor or those having his estate in the premises, that he will not suffer nor commit any strip or waste thereof, nor make, nor suffer to be made, any alterations or additions to or upon the same, that it shall be lawful for the said lessor and those having his estate in the premises, at reasonable times, to enter into and upon the same, to examine the condition thereof. It is understood that leased premises are to be occupied for saloon purposes and that all buildings shall be necessary to be erected shall be at the expense of the lessee. And it is agreed that no other beer shall be sold on said premises than that manufactured and sold by the Star Brewery Co. of Vancouver, Wash. or the Northern Brewery Co. of this.

Provided always, and these covenants are upon this condition, that if the said rent shall be in arrears for the space of twenty days or if the said lessee, his representatives or assigns shall neglect or fail to do or perform, and observe any or either of the covenants hereinbefore contained, which on his part are to be performed, then and in either of the said cases, the said lessor, or those having his estate in the said premises, lawfully may, immediately or at any time thereafter, and while said neglect or default continues, and without further notice or demand, enter into and upon said premises, or any part thereof, in the necessary course of the whole and repossess the same, of his former estate, and expel the said lessee, and those claiming under him and remove his effects (forable if necessary) without being taken or deemed guilty in any manner or trespass, and without any prejudice or any remedies which might otherwise be used for arrears of rent, previous breach of covenant.

In Witness Whereof, The said parties have hereunto set their hands and seals, on the day and year first above written to this, and another instrument of the same tenor and date.

Signed, sealed and delivered in the presence of us as witnesses

John D. Huntley

J. W. Ingram

J. W. Stevenson (Seal)
J. G. Cleary (Seal)

Filed for record by J. G. Cleary on Oct. 11, 1905 at \$2.45 - outside P.M.

Ed. Flinchbaugh

Co. Auditor

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1.05
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