

BOOK 100 PAGE 140

Lease made August 1, 1985, between **PORT OF SKAMANIA COUNTY**, a corporation organized under the laws of the State of Washington, having its principal office at Stevenson, County of Skamania, State of Washington, herein referred to as Lessor, and **PHILIP A. B. WOODFALL and JUDITH A. WOODFALL**, husband and wife, **d/b/a SOLDER-CRAFT**, of M.P. 0.45L Archer Mountain Road, Stevenson, County of Skamania, State of Washington, herein referred to as Lessee.

Recitals

1. Lessor is the sole owner of the premises described below, and desires to lease to Lessee a 30' x 34' building and a 40' x 40' addition to that building located on said premises to be used for commercial purposes.

2. Lessee desires to lease the premises for the purpose of conducting a business of assembling electrical components.

3. The parties desire to enter a lease agreement defining their rights, duties, and liabilities relating to the premises.

In consideration of the mutual covenants contained herein,
the parties agree as follows:

SECTION ONE

Subject and Purpose

Lessor leases a certain 30' x 34' building and a 40' x 40' addition to that building with adjacent parking facilities for twenty (20) vehicles on the following described premises:

See Exhibit "A" and "A1" attached hereto and made a part hereof.

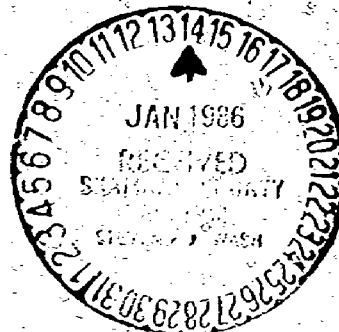
Together with the right of reasonable access thereto to Lessee for Lessee's use to conduct a business of assembling electrical components.

SECTION TWO

Term and Rent

Lessor will lease the 30' x 34' general purpose building and a 40' x 40' addition to that building with adjacent parking facilities, commencing the 1st day of August, 1985, for a period of five years (60 months). Lessee shall pay Lessor \$753.00 per month for the use and occupancy of the demised premises, payable as follows: \$703.00 per month shall be applied to the rent and \$50.00 per month shall be applied to the Security Deposit until such time as the Security Deposit in the amount of \$753.00 has been satisfied. When the Security Deposit is paid in full the monthly rental payment in the amount of \$753.00 shall continue, payable in advance without demand on the first day of each and every calendar month.

If the monthly rental payment is not received by Lessor within thirty (30) days of the due date, Lessee agrees to pay to Lessor an additional sum equal to ten percent (10%) of the amount in default, said sum being liquidated damages and not a penalty.



Registered S
Indexed dir S
Indirect S
Fixed
Mailed