

successors and assigns in all costs and labor associated with the repair and maintenance of the above-referenced driveway and private water system. This requirement shall, as between the parties hereto, their heirs, successors and assigns, be deemed to be and construed as express conditions subsequent, on each of which the conveyances of the foregoing easements are made. If Grantees shall neglect or fail to perform, and to comply strictly with the several restrictions or requirements on their part, or any of them, Grantors or their successors may at any time thereafter serve on Grantees a notice in writing specifying the particular or particulars in which default or a breach thereof has been made and directing them to remedy such default or breach. Should Grantees thereafter for a period of sixty (60) days (time being of the essence of this provision) fail fully and entirely to remedy such breach or default, then a notice in writing may be served on them by Grantors, notifying them that Grantors elect that the title to the whole of the easement conveyed hereunder and with respect to which the breach shall have occurred shall revert to Grantors; and thereupon the title to such easement shall immediately and without the necessity of any further action on the part of Grantors, revert to and revest in Grantors, and Grantees shall lose and forfeit all of their rights, title and interest in and to the easement or easements with respect to which the breach shall have occurred.

TOGETHER WITH the option to acquire an easement to preserve for a period of forty (40) years from the exercise of said option the live coniferous timber located as follows:

Commencing at a point found by starting at the Southeast corner of the Northeast Quarter of Section 36, Township 3 North, Range 7½ East of the Willamette Meridian, Skamania County, Washington; thence North 00°06'03" East along the East line of said Northeast Quarter a distance of 170.54 feet; thence North 89°53'57" West a distance of 1,323.23 feet to the true point of beginning, which point is a one-half (½) inch iron rod; thence North 11°33'30" East, 39.57 feet to a one-half (½) inch iron rod; thence North 72°14'18" East, 76.06 feet to a one-half (½) inch iron rod; thence due South to the North line of Nelson Creek Road; thence Westerly along the North line of said road to a one-half (½) inch iron pipe which is South 16°50'56" East, 88.23 feet from the true point of beginning; thence North 16°50'56" West, 88.23 feet to the true point of beginning.

Grantor agrees to notify Grantee in writing thirty (30) days in advance of Grantor's intention to log said timber, and Grantee may then exercise the option herein granted within the following