

TORS, AND ASSIGNS OF THE PARTIES HERETO; PROVIDED THAT NO ASSIGNMENT HEREON SHALL BE VALID WITHOUT THE WRITTEN CONSENT OF THE SAID PARTIES OF THE FIRST PART.

TIME IS OF THE ESSENCE OF THIS AGREEMENT.

IN TESTIMONY WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS IN DUPLICATE THE DAY AND YEAR FIRST ABOVE WRITTEN.

THEO. LINDIS (SEAL)

EMMA J. LINDIS (SEAL)

P. S. C. WILLS (SEAL)

STATE OF WASHINGTON, ( ss.  
COUNTY OF SKAMANIA.

I, RAYMOND C. SLY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ON THIS 21ST DAY OF JULY, 1923, PERSONALLY APPEARED BEFORE ME THEODORE LINDIS AND EMMA J. LINDIS, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL)  
(SEAL)

RAYMOND C. SLY  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,  
RESIDING AT STEVENSON IN SKAMANIA COUNTY.

FILED FOR RECORD MAY 6, 1924, AT 12 M. BY P. S. C. WILLS

*Wm. A. Mielke*  
COUNTY AUDITOR,  
BY *Edw. Mielke* DEPUTY

PETER SWANSON ET UX TO CONRAD A. SWANSON ET AL  
LEASE.

THIS AGREEMENT MADE AND ENTERED INTO THIS 10TH DAY OF JUNE, 1924, BY AND BETWEEN PETER SWANSON AND EMMA SWANSON, HUSBAND AND WIFE, PARTIES OF THE FIRST PART, AND CONRAD A. SWANSON AND ARTHUR F. LONE, CO-PARTNERS DOING BUSINESS AS THE SUNSET AUTO SERVICE COMPANY, PARTIES OF THE SECOND PART, WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE COVENANTS AND AGREEMENTS HEREINAFTER SPECIFIED AND IN CONSIDERATION OF THE PAYMENT OF THE RENTAL HEREINAFTER ENUMERATED, THE PARTIES OF THE FIRST PART DO HEREBY LEASE TO THE PARTIES OF THE SECOND PART, THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT EIGHT (8) IN BLOCK FIVE (5) OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 34° 30' EAST 60 FEET; THENCE NORTH 55° 30' EAST PARALLEL TO THE SOUTH LINE OF SECOND STREET 100 FEET TO THE EAST LINE OF LOT SEVEN (7) IN SAID BLOCK FIVE (5); THENCE NORTH 34° 30' WEST ALONG THE EAST LINE OF SAID LOT SEVEN (7) SIXTY FEET TO THE NORTHEAST CORNER OF SAID LOT SEVEN (7); THENCE SOUTH 55° 30' WEST ALONG SECOND STREET 100 FEET TO THE

POINT OF BEGINNING.

THIS LEASE IS TO COVER THE USE OF THE BUILDING LOCATED UPON THE PREMISES AS WELL AS THE INSTALLED MACHINERY NOW LOCATED THEREIN.

THIS LEASE IS TO CONTINUE FOR A PERIOD OF TWO YEARS FROM THE DATE HEREOF, UPON THE PAYMENT OF THE MONTHLY RENTAL OF \$100.00 PER MONTH, PAYABLE IN ADVANCE, WITH THE OPTION ON THE PART OF THE PARTIES OF THE SECOND PART TO RENEW SAID LEASE FOR A PERIOD OF THREE ADDITIONAL YEARS UPON SUCH TERMS OF RENTAL AS MAY BE AGREED UPON BETWEEN THE PARTIES.

IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES, THAT THE SECOND PARTIES WILL TAKE GOOD CARE OF THE BUILDING ON THE PREMISES ABOVE DESCRIBED; THAT THEY WILL NOT ALLOW THE SAME TO BE OCCUPIED WITH OTHER TENANTS OR WILL ASSIGN OR SUBLET WITHOUT THE WRITTEN CONSENT OF THE PARTIES OF THE FIRST PART.

IT IS ONE OF THE COVENANTS AND CONDITIONS OF THIS LEASE THAT FAILURE TO PAY THE RENT AS HEREIN SPECIFIED, OR A BREACH OF ANY OF THE OTHER CONDITIONS SPECIFIED HEREIN, SHALL CONSTITUTE A FORFEITURE AND WILL ENTITLE THE PARTIES OF THE FIRST PART TO IMMEDIATELY REPOSSESS THEMSELVES OF THE PREMISES HEREBY LEASED.

WITNESS OUR HANDS THIS THE DAY AND YEAR FIRST ABOVE WRITTEN.

PETER SWANSON

EMMA SWANSON

LESSORS

SUNSET AUTO SERVICE COMPANY

BY CONRAD A. SWANSON

ARTUR F. LONG

MEMBERS OF THE CO-PARTNERSHIP

STATE OF WASHINGTON,

COUNTY OF CLARKE.

( ss. )

THIS IS TO CERTIFY THAT BEFORE ME THE UNDERSIGNED AND NOTARY PUBLIC, PERSONALLY APPEARED PETER SWANSON AND EMMA SWANSON, ON THIS THE 10TH DAY OF JUNE 1924, WHO BEING FIRST DULY SWORN ON THEIR OATH, ACKNOWLEDGED THAT THEY SIGNED THE ABOVE AND FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

( NOTARIAL )  
( SEAL )

JOHN WILKINSON

NOTARY PUBLIC FOR THE STATE OF WASHINGTON,  
RESIDING AT ..... THEREIN.

FILED FOR RECORD JUNE 12, 1924, AT 1-15 P.M. BY PETER SWANSON

*Wm G. Michel*  
COUNTY AUDITOR

BY *Eddy P. Michel* DEPUTY