

Hamilton to Porter

This Indenture Made this----- day of March A.D. 1908 by and between Mary J. Hamilton a single woman, and Johnston P. Porter of Vancouver, Washington, Witnesseth: That in consideration of the covenants herein contained on the part of the said Johnston P. Porter to be kept and performed the said Mary J. Hamilton does hereby lease, demise and let unto the said Johnston P. Porter the following described premises to-wit:

All of Hamilton Homestead and Donation Land Claim being parts of Sections 29 and 30, Township 2 North of Range 7 East of Willamette Meridian, and lying and being in Skamania County State of Washington, excepting the part granted to the Cascade Railroad Co., also that granted to Seattle & Spokane road known as "The North Bank Road", also River front fishing grounds, also certain piece or tract belonging to Lora A Moffett, also about one acre belonging to Lusia A. Jones and reserving all fishing rights on river front. To have and to hold the same to the lessee for the term of the natural life of the said Mary J. Hamilton from the first day of March 1908, the said lessee paying therefor the annual rent of Four hundred fifty & no/100 Dollars in Gold Coin, during the said term. And the lessee for his executors and administrators does hereby covenant to and with the said lessor her heirs and assigns to pay the said rent in annual payments of Four hundred fifty & no/100 Dollars each, the first payment thereof to be made on the signing of this lease, subsequent payments to be made on or before the 1st day of April of each year in advance, and that he will make no unlawful, improper or offensive use of the premises; that at the expiration of the term or upon any sooner determination of this lease he will quit and deliver up the premises and all future erections or additions to or upon the same, to the lessor or those having her estate, therein, peaceable, 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 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 alteration or additions to or upon the same, nor assigns this lease, nor underlet, or permit any person or persons to occupy the same, without the consent of the said lessor or those having estate to the premises, being first obtained in writing, and also that it shall be lawful for the said lessor and those having her estate in the premises at reasonable times, to enter into and upon the same, to examine the condition thereof. No timber is to be cut upon said premises during the continuance of this lease but the lessor reserves the right to cut and remove any or all of said timber, provided always, and these presents are upon this condition, that if the said rent shall be in arrears for the space of ten 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 said cases, the said lessor or those having her 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 name of the whole and repossess the same, of her former estate, and expel the said lessee and those claiming under him and remove his effects (forcibly if necessary) without being taken or deemed guilty in any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants.

In Testimony whereof the said parties have set their hands and seals on the day and year first above written and another instrument of the same tenor and date.

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

Harrison Allen

Mary J. Hamilton (Seal)

E.R. Sabin

per Thomas Moffett, Attorney in fact (Seal)

J.P. Porter (Seal)

State of Oregon

County of Multnomah, ss. Before me the undersigned, Harrison Allen, a Notary public for the County and State aforesaid, personally appeared on this 12th day of March 1908 the within named Mary J. Hamilton by her attorney in fact, Thomas Moffett, to me known to be the individual described in and who executed the within conveyance for and on behalf of the said Mary J. Hamilton, and acknowledged to me that he executed the same the day and year in this certificate above written.

(Notarial Seal)

Harrison Allen

Notary Public for Oregon

Filed for record by Table Rock Mineral Water Co. on April 6th 1909 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

Stevenson Sanatorium to Pratt

This Indenture made this 5th day of March 1909 between the Stevenson Sanatorium Company, a Washington corporation, party of the first part, and Frank S. Pratt, party of the second part, witnesseth:

That for and in consideration of the monthly rent to be paid by the said party of the second part as hereinafter provided, the said party of the first part does by these presents demise and lease unto the said party of the second part, for the term of one year from and after the date hereof the following described property in Skamania County Washington, to-wit: The Stevenson Sanatorium Building and the lot or parcel of land upon which the said building is located situate between Capitol Way and Cascade Road in the Town of Stevenson. Also the following personal property being furniture fixtures and apparatus belonging and appertaining to the said Sanatorium, viz:

Linen, 68 sheets, 19 blankets, 63 pillow slips, 24 spreads, 1 1/2 doz dray napkins, 26 turkish towels, 38 small towels, 7 table cloth, 15 night shirts, 2 doz napkins, -Furniture, - 20 iron beds, 20 mattresses, 20 springs, 28 chairs, 1 canvas stretcher, 8 small wood stands, 2 screens, 5 rockers, 12 rugs, 4 chamber pots, 1 bed pans, 4 wash basins, 1 graduate 5 lamps, 1 canvas head rest, 2 wash boilers, 7 flat iron, 2 clothes baskets, 2 buckets,