

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,

1 kitchen range, 1 kitchen table, 3 large trays, 3 small trays, Cookin utensils, & Dishes-
 24 doz forks, 14 doz knives, 3 doz tea spoons, 1 doz table spoons, 2/12 doz dessert spoons,
 7 bureaus, 28 pillows 6 hotel chairs, 1 enameled sick chair, -dispensary & surgery-
 2 rubber irrigator tubes, 2 glass funnels, 10 solution bottles, 1 glass irrigator, 11
 glass jars, 1 pc. rubber tubing, 7 assorted glass gratuates, 7 medicine glasses, 6 rubber
 cushions, 2 ice bags, 1 rubber urinal, 5 rubber bags, 1 apothecary's scale & weight,
 1 mixing slap, 1 spatula, 1 mortar & pistle, 1 gasoline blow lamp, 2 hot water tanks,
 1 table, 1 microscope, 1 analysis set, 1 alcohol lamp, 1 wheel stretcher, 6 water bottles,
 1 hygrometer, 1 aspirator, 1 chloroform mask, 2 water thermoneter, 75 pkgs sponges, 1 osmirck
 bandages, 1 glass instrument case, 118 surgical instruments, 1 allis inhaler, 7 surgery
 stands, 1 operating table, 1 instrument table, 1 stool, 1 rubber table matrass, 1 Kuiley
 pad, 12 basins, 1 large pan, 1 basin stand, 3 pitchers, 2 buckets, 1 copper sterilizer,
 1 irrigator (enameled), 1 funnel, 3 small basins, 1 urinal, 3 pus basins, 1 enameled chair,
 1 library chair, 1 seal, 2 iron bedstands, 1 desk, 1 safe, 1 revolving chair, 1 Morris
 chair, 1 table, 1 settee, 1 typewriter, 1 dining room table, 2 urinals, 3 pus basins, 8 lamps,
 1 sterilizer.

And it is hereby agreed that the rent for the above described leased premises shall
 consist and be due and payable as follows: for the first three months of the said term
 the said second party shall pay to the said first party the monthly rent of \$50.00,
 payable at the end of each month; for the second three month, beginning on the 5th day
 of June 1909 and ending September 5th 1909 the monthly rent of \$75.00 payable each
 month in advance, for the last six month of the said term beginning on the 5th day of
 September 1909 and ending March 5th 1910 the monthly rental of \$100.00 per month
 payable three months in advance. And the said party of the second part does hereby
 covenant, promise and agree to pay the said party of the first part the said rent
 as above specified, and upon failure so to do for the period of ten days after the
 same shall become due, this lease shall be determined. Provided however, that in case
 the said rentals shall not be paid and this lease determined as above provided,
 no right, nor rights of action, for damages shall thereby accrue to the said party of
 the first part against the said party of the second part, except as hereinafter provided:
 At the end of the term of this lease, or upon the termination thereof, the said party
 of the second part agrees, promises and covenants to quit and surrender the said premises
 in as good condition as the usual reasonable use thereof will permit (damages by the
 elements excepted). And as a further guarantee and security to the said party of the
 first part the said party of the second part hereby agrees to enter into an undertaking
 with good and sufficient surety, to be approved by the said party of the second part, in
 the penal sum of \$500.00, conditional upon the faithful performance of this covenant.
 And the party of the first part hereby covenant and agree that the said party of the
 second part, paying the rent and performing the covenants as aforesaid, shall and may
 peaceably have, hold and enjoy the said premises for the term aforesaid.

And the said party of the first part does further covenant, promise and agree, that,
 if requested by the said party of the second part 30 days before the expiration of
 the term hereby remised, it will grant a further lease of the aforesaid premises to
 the said party of the second part, for the further term of one year, to commence at the

expiration of the term hereby granted, at and under the monthly rental of not to exceed \$120.00 payable three month in advance, and containing therein a like covenant for the return of said property in good condition, and containing also a like covenant for the renewal of the said lease for the further term of one year at a monthly rental of not to exceed \$115.00 payable in advance each three months.

In Witness Whereof the said party of the second part set his hand and seal, and the said party of the first part has caused its corporate seal to be affixed hereunto and attested by its duly authorized officers, the day and year first above written.

Witness:

Raymond Sly

Frank S. Pratt (Seal)
The Stevenson Sanatorium Company
by Sam Samson, Pres. (Seal)

State of Washington

County of Skamania, ss. On this 5th day of March 1909 before me, a Notary Public in and for the State and County aforesaid, personally appeared Sam Samson, to me known to be the President of the corporation that executed the within instrument and acknowledged the said instrument to be the free and voluntary act and deed of the said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

In Witness 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 in and for the
said State, residing at Stevenson in said County.

State of Washington

County of Skamania, ss. I, Raymond C. Sly, a Notary Public in and for the said state and County, do hereby certify that on this 5th day of March 1909 personally appeared before me Frank S. Pratt, to me known to be the individual described in the foregoing instrument as part of the second part and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

(Notarial Seal) Raymond C. Sly, Notary Public in and for the
said State residing at Stevenson in said County.

Filed for record by F.S. Pratt on April 19th 1909 at 1.15 P.M.

A. Fleischhauer
Co. Auditor

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