

automatically cancelled, but the parties of the second part, may at their option continue the same in force as a ground lease for the real property on which said building stands. In such event the parties of the first and third part shall not be required to replace said building or be responsible in any manner for the loss of said building.

The party of the first part reserves the right to replace said building at any time during said term, and for said purpose to tear down and remove said building. In case he elects so to do the parties of the second part shall be given at least 30 days notice of such intention. The party of the first part will thereafter, upon vacation by the party of the second part, proceed immediately with the construction of the new building and prosecute the same to completion within 60 days. Upon completion of said new building the party of the second part shall be given space on the ground floor with entrance upon Second Street, equal in size and convenience with the ground floor of the building hereby leased. And the party of the first part further promises and agrees to pay to the said party of the second part the sum of four hundred dollars (\$400.00) which shall be accepted by the said parties of the second part in full settlement and liquidation for all damages accruing to them by reason of such construction, including the cost and expense of removal, loss of business and inconvenience for said 60 day period.

In case the "Bonneville" Dam project shall be approved by the United States, and actual construction thereon begun within the term of this lease, the party of the first part reserves the right to increase the rental not to exceed, however, a total rental price of \$35.00 per month. By actual construction shall be meant work in preparing for and building said dam, but shall not include engineering or other preliminary work.

The parties of the second part promise and agree to pay said rental punctually and in strict accordance with the terms thereof, and at the end of said term to quit and surrender the said premises in as good condition as the same are now in, reasonable use and wear excepted. But in case of failure to pay said rentals, or to comply with the terms and conditions hereof, the party of the first part may immediately terminate this lease, and evict the said parties of the second part, and/or any persons holding through or under them, from said premises.

Time is of the essence, but waiver of any default shall not be construed as a waiver of any subsequent default.

The party of the third part signs and executes this lease for the purpose of relinquishing any and all rights he now has in said premises, and shall not be bound by any of the provisions hereof except as to such relinquishment. All rentals shall be payable to the party of the first part.

Peter S. Babetos
Spiro Arvanita
E. P. Ash
W. H. Evans

Filed for record October 9, 1933 at 9-00 a.m. by Cust. Melonas

Melonas
Skamania County Clerk-Auditor.

#18834

Hattie L. Brown to C. H. Fisher

Short Term Lease.

Made and executed between Hattie L. Brown of Moffitts, Skamania County, Washington, of the first part and C. H. Fisher of Portland, Oregon, of the second part.

In consideration of the rents and covenants hereinafter expressed, the first party

has demised and leased, and does hereby demise and lease to the second parties, or to either of them, the following described parcel of land:

A plot one hundred (100) feet by one hundred fifty (150) feet of the south-east corner of a certain twenty acre tract, lying along the north line of the North Bank Highway and situated near the proposed Bonneville Dam site, in Skamania County, Washington, and recorded in Skamania County viz:
Beginning at a point on the North line of State Road #8, 320 ft. West on the section line between sections 21 and 22 township 2 N. R. 7 E. W. M. in the Chenoweth Donation Land Claim running thence N. 1650 ft. thence west 548 ft. thence south to the north line of State Road #8 thence following the N. line of said Road #8, easterly to the point of beginning containing 20 acres more or less.

with the privileges thereto, for and during the term of five years from the first day of November, 1933, which term will end on the last day of October, 1938. The second parties agree to pay to the first party for the use of said premises, the monthly rent of ten (10) dollars to be paid monthly in advance. And provided, second parties shall fail to pay said rent for a period of three months after it becomes due, then, they shall vacate the premises and permanent improvements made thereon shall become the property of the first party and this lease shall be terminated without further obligating the second parties.

It is understood that the use of said premises by the second parties is for the purpose of conducting the sale of lumber, building supplies and/or other legitimate business and to the best of their ability shall permit no traffic and sale of intoxicating liquor nor lewd conduct on the premises.

The first party agrees to pay all taxes to be assessed on the premises during the term of this lease, except on water used by the second parties. Further: The first party reserves the option of selling and/or otherwise disposing of her property subject to the terms of this lease.

All the foregoing stipulations herein contained shall be mutually binding on administrators, heirs, and assigns of the parties hereto.

Signed in triplicate this 11th day of October, 1933.

Hattie L. Brown
First party
C. H. Fisher
For Second Parties

STATE OF OREGON)
(ss
COUNTY OF MULTNOMAH)

Subscribed and sworn to before me this 11th day of October A. D. 1933.

(Notarial seal affixed)

A. B. Hicks
Notary Public for _____ My commis-
sion expires August 3, 1936.

Filed for record October 11, 1933 at 11-55 a.m. by Grantee.

Mable J. ...
Skamania County Clerk-Auditor.

#16835

Hattie L. Brown to W. R. Churchman

Short Term Lease.

Made and executed between Hattie L. Brown of Moffetts, Skamania County, Washington of the first part, and W. R. Churchman of Battle Ground, Washington, of the second part.

In consideration of the rents and covenants hereinafter expressed, the first party has demised and leased, and does hereby demise and lease to the second party, the following described parcel of land:

A plot one hundred (100) feet by one hundred fifty (150) feet of the south-east corner of a certain twenty acre tract, lying along the north line of the North Bank Highway and situated near the proposed Bonneville Dam Site, in Skamania County, Washington, and recorded in Skamania County, viz:
Beginning at a point on the north line of State Road #8, 320 ft. West on the section line between section 21 and 22 township 2 north E 7 E. W. M. in the Chenoweth Donation Land claim running thence north 1650 ft. thence west 548 ft. thence south to the North line of State Road #8 thence following the north line of said road #8 easterly to the point of beginning containing 20 acres more or less.