

14. The rental is \$60.00 per month with discount of 1/3 part, leaving \$40.00, payable the first of each month, is delinquent after the 10th of the month to be paid to W. Tol at his residence by mail.

15. Fire insurance for \$2000.00 on the buildings, improvement and building is to be paid by the company. Any such improvement or building will immediately invest title to the owner, W. Tol. No building, improvements or changes are allowed without the written consent of the owner. The Company must keep the buildings in repair and all expenses must be paid by them and not to be charged to W. Tol.

16. The partnership will dissolve: By failure in business, when two partners agree to do so; in case of mismanagement and neglect of business and in case of breach of this agreement.

17. In case of sale of the property, this agreement is canceled with the understanding: That all debts be paid off with interest that the shares be paid off after inventory and financial statement is made out. Plus a bonus of \$25.00 per share.

18. The active partners must perform their duties in business. Amongst them are enumerated:

1. To keep books and stock up to date.
2. To keep buildings and around tidy and orderly.
3. To build up trade by correct and courteous service and tending to the business at the proper hours.
4. To handle the funds of the company accurately and to the approval of the partners.
5. To have written approval of the partners in important transactions.

19. Walter Tol will have the auditing of the books and the business. A carbon copy of the receipts and the expenses will be mailed to him every Friday.

20. When two partners disagree, the third partner may agree with one of them and the majority carries the subject. In case all disagree, nothing can be accomplished.

21. After the rent is delinquent too much, the owner, Walter Tol and his wife Johanna Tol, have the right to re-enter and repossess the premises and therewith this agreement is cancelled and the partners in charge must move out and vacate the premises.

22. At the expiration of the term of this agreement of partnership, debts are to be paid, Stock and equipment to be sold, financial statement to be made out and the shares to be redeemed with the balance of the money.

In witness whereof the parties to this agreement, have hereunto set their hands and seal this day, June ____ of the year 1934.

Walter Tol
Walter Tol

Filed for Record April 16, 1935. at 11:23 A.M.
By Walter Tol.

Johanna Tol
his wife Johanna Tol.

Maurice Remington
Maurice Remington

John Tol

Mabel J. Fosse,
Skamania County, Clerk-Auditor.

By Frank W. Wachtel
Deputy

#20552

W.P.MURRAY et ux To R.J.Alcorn.

LEASE.

THIS INDENTURE, Made this 8th day of April in the year of our Lord one thousand Nine hundred and thirty-five BETWEEN W.P.MURRAY and Julia Murray, husband and wife, of North Bonneville, Washington, as lessors, and R.J.Alcorn of the same place as lessee, WITNESSETH, That the said lessors do by these presents lease and demise unto the said lessee, and the said lessee does hereby hire and take from the said lessors, certain premises located

in Skamania County, State of Washington, described as follows , to-wit: a strip of land 16 feet wide extending from the building of J.S.Conley on the East to the home of Lessors on the West and in front thereof to the extent of two feet more or less, and extending back from Exergreen Highway a distance of 40 feet; being a portion of lot 7 of Block 3 of the unrecorded plat of the Town of North Bonneville, Skamania County, Washington, as prepared by Moffett Hot Springs Company, a Washington Corporation, for the term of five years or from the 8th day of April 1935 to the 8th day of April 1940, at the monthly rental or sum of Eleven Dollars (\$11.00) per Month payable in advance on the 8th day of each and every month during said term.

W.P.M.
O.G.H.
U.P.

lessees

have the further option to extend or renew this lease for another five year period, upon such terms and conditions as may be agreed to between lessors, or their assigns, and lessee and in case said parties cannot agree as to the rentals, terms, and conditions of said lease, then each is to appoint an arbitrator and said arbitrators shall appoint a third person to act with them and upon due consideration of said board of arbitrators the decision of a majority of said arbitrators shall be binding upon all parties concerned in this lease.

Permission is also hereby given, and easement granted therefor, to lessee to connect up to cess-pool on property of lessors upon payment of a flat fee of Ten Dollars (\$10.00). Lessee shall have the right to remove any and all buildings he may place on said property at the end of said five year period or any extension thereof.

AND IT IS HEREBY AGREED, That if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, or breach thereof, then it shall be lawful for the said lessors to re-enter the said premises and to remove all persons and goods therefrom; and the said lessee does hereby covenant, promise and agree to pay the said lessors the said rent in the manner hereinbefore specified and not to let or underlet the whole or any part of the said premises without the written consent of the said lessors, or to assign this lease or any part thereof without said written consent; nor shall the interest of the lessee be transferred by operation of law through any execution sale or bankruptcy proceeding; and at the expiration of the said term, the said lessee will quit and surrender the said premises in as good state and condition as they now are.

IN WITNESS WHEREOF, The said parties have hereunto set their hands and seals the day and year first above written.

Lessors.

W.P.Murray
Julia Murray

Lessee R.J.Alcorn

State of Washington)
County of Skamania) ss.

THIS IS TO CERTIFY, That on this 8th day of April A.D. 1935 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came W.P. Murray and Julia Murray, his wife, and R.J.Alcorn to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal, the day and year in this certificate first above written.

Notarial Seal Affixed.
Filed for record April 10, 1935 at 10:10 a.m.
By R.J.Alcorn.

Oscar G. Heaton
Notary Public in and for the State of
Washington, residing at North Bonneville.
Mabel J. Fosse- County Clerk-Auditor.
B. Frank Quackenbush Deputy