

Party of the )  
Second Part ) Fay I. Palmer.

Filed for record May 7th, 1935 at 3:50 P.M.  
By R.C.Sly.

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

By Frank A. Wachter  
Deputy.

#20683

Anna Monaghan To R.W.States.

This Indenture of Lease made and entered into this 30th day of April, 1935, by and between Anna Monaghan, a widow, party of the first part, and R.W.States, party of the second part, Witnesseth:

That the party of the first part, for and in consideration of the rentals as herein-after provided, does hereby lease and Let unto the party of the second part, the following described real property in Skamania County, Washington, to-wit:

The NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and Lot 4 Sec 28 Tp 3 N.R.8 E.W.M., lying south of the S.P.&S.Ry right of way;  
Also an undivided one half interest in and to the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  Sec 28 tp 3 N R 8 E. W.M., lying South of the said railroad.

Subject to option to acquire gravel grant to O. Colistro, as recorded at page 273 book 3 of agreements and Leases, Skamania County, Washington, records. for the term of one year from date.

The party of the second part promises and agrees to pay therefor as rental, the sum of \$75.00 per annum, payable in advance.

The party of the first part shall forthwith construct a three-wire barb cattle fence on the East and West end of said property, and the said fence shall, during the term of this lease, be maintained by the party of the second part.

The party of the second part shall have the right to take and cut all standing and down timber excepting that timber standing above the high-water mark, and shall also have the right to cut and take all drift wood upon said premises. This right, however, to be confined to that portion of the above described property in which the property of the first part has the full legal title, and not to that part to which she leases an undivided one-half interest, unless the party of the second part obtains a right to take such timber from the owner of the other undivided one-half. In which case, he may take any timber standing upon the flood lands thereon.

The party of the second part shall and may have the option to renew this lease from year to year upon the same terms, not exceeding an additional term, however, of two years, provided that in case the said property shall be flooded by the United States Government within three years from the date hereof, then and in that event, the option hereby granted or any lease or extension of this lease hereafter made, shall be thereby terminated and all rights hereunder shall cease and be determined without any action of damage against the party of the first part, her heirs or assigns therefor.

At the end of the said term the party of the second part will peaceably quit and surrender said premises.

In testimony whereof the parties have hereto set their hands the day and year first above written.

Anna Monaghan  
R.W.States.

The undersigned join to confirm the foregoing as to their residuary interest under the will of Thomas H. Monaghan, Deceased.

Margaret P. Ziegler  
T.O.Monaghan.

Filed for record May 14, 1935 At 3:10 P.M. by R.W.States.

Mabel J. Fosse,  
Skamania County Clerk-Auditor.

By Harold A. Webster  
Deputy.

#20695

C.L.Gaither et ux To Joseph Baker et ux.

This lease, made and entered into this 27th day of April, 1935;

Witnesseth, That C.L.Gaither and Nettie B. Gaither, husband and wife, hereinafter called the lessors, does hereby lease, demise and let unto Joseph Baker and Helen Baker, husband and wife, hereinafter called the lessees, that certain portion of the Roosevelt Hotel, known as Roosevelt Cafe, together with the furniture, fixtures and equipment contained in said Cafe at this time; said Cafe being in a portion of said Roosevelt Hotel, Located on Lot 6 of Block 3 of North Bonneville Townsite, in Skamania County, Washington.

Said lessees shall at his expense have a meter for electric energy installed in said Cafe and shall pay for all such energy used therein.

This lease shall be for the term of two years unless sooner terminated by mutual consent of the parties or by breach of any of the conditions or covenants herein contained.

To have and to hold, for the term of two years, to-wit; from the Fifth day of May, 1935, to the 5th day of May, 1937, yielding and paying therefor the monthly rental of \$35.00 per month lawful money of the United States as follows: \$35.00 at date of delivery of these presents which shall be for the rental due for the month of April, 1937; \$35.00 on the Fifth day of May, 1935 and \$35.00 on the fifth of each and every month thereafter during the term of this lease except as to April, 1937. All rent shall be paid direct to the Bank of Stevenson, at Stevenson, Wash., and applied upon the note and mortgage held by Harold Blake on said Hotel property.

Said lessees agree to pay said rent as above provided, and to quit and deliver up the premises to the lessors, their agent or attorney, or successors at the end of the term, in as good order, condition and repair as the reasonable use and wear thereof will permit, and not to make or suffer any waste thereof, nor lease nor underlet, or permit any other person or persons to occupy any portion thereof, or improve the same, or make, or suffer to be made, any alteration therein, without first having obtained the written consent of the lessors thereto.

The lessor, his agent or successors may enter the premises to view and make improvements, and to expell the lessees if they shall fail to pay the rent as aforesaid, or make or suffer any waste thereof.

And should default be made in the payment of any portion of said rent when due, and for ten days thereafter, the said lessees, their agent or successors may re-enter the premises and take possession, and at their option terminate this lease.

Witnesses:

R.R.Webster  
R.M.Wright.

C.L.Gaither (Seal)  
N.B.Gaither (Seal)  
Joe R. Baker (Seal)  
Helen G. Baker (Seal)

State of Washington )  
County of Skamania ) SS.

I, R.M.Wright, a Notary Public in and for said State, do hereby certify that on this 27th day of April, 1935, personally appeared before me C.L.Gaither and Nettie B. Gaither, husband and wife, and Joseph Baker and Helen Baker, husband and wife, to me known to be