

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

the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of April, 1935.

(Notarial Seal Affixed. )

R.M.Wright  
Notary Public for the State of  
Washington, residing at Stevenson  
therein.

Filed for record May 17, 1935 at 3:25 P.M. by Mrs. J.R.Baker.

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

By Frank A. Wadsworth  
Deputy.

#20718

R.F.Caples To L. Shepard.

LEASE.

This agreement made and entered into this 15th day of May 1935, by and between R.F. Caples, of North Bonneville, Wash. and L. Shepard of the same place,

WITNESSETH, That the said party of the first part does hereby lease, demise and let unto the said party of the second part the following described premises for the period of one year from the 17th day of May, 1935, to and including the 17th day of May 1936, with the privilege of a further extension of said lease for the period of one year or more as may be agreed to at that time by the parties hereto.

Said property is described as follows to-wit:

That certain building known as Caples Hall, situate on the following described real property, to-wit ; Commencing at a point on the Evergreen highway West of the town of North Bonneville, formed by the junction of the North Line thereof with the West line of Moffat's road, and running thence westerly along said <sup>west</sup> line a distance of 300 feet; thence Northerly and to the west of the said building by 35 feet to a point 30 feet to the North thereof; thence easterly at a right angle a distance of 100 feet; thence southerly to said Moffats Road, containing a piece of land approximately 200 feet square.

That the agreed rental for said building and premises shall be the sum of \$30.00 per month with first and last months payable in advance, receipt whereof is hereby acknowledged, and the further payment of each months rent on the 17th day of each and every month in advance as the same becomes due beginning June 17th, 1935.

The said building is not to be used for anylawful purpose.

It is further agreed that htis lease shall not be transferable except upon the consent of the lessor in writing, hereto attached. Lessor agrees to furnish water for said building as a part of said rental consideration, but does not agree to install any further facilities or toilets.

The lease covenants not to commit any waste of said premises further than the ordinary wear and tear thereof; and not to allow or commit any nuisance thereon.

And if any of said rent shall be due and delinquent and remain so for a period of ten days after the same become due, then the lessor may take any and all legal steps to cancel this lease and to dispossess said lessee.

That in case of the destruction of said building by fire without fault of either party the party of the first part, lessor, shall not be required to reconstruct said building and this lease shall terminate and be at an end, the said last months rent being forfeited as liquidated damages to the party of the first part.

Witness the hands and seals of the said parties this 15th day of May, 1935.