

(e) If the premises are suitable without alterations, etc., paragraph 8 may be deleted.

(f) In case the premises consist of unimproved land, paragraph 10 may be deleted.

(g) When executing leases covering premises in foreign countries, departure from the standard form is permissible to the extent necessary to conform to local laws, customs, or practices.

(h) Additional provisions, relating to the particular subject matter mutually agreed upon, may be inserted, if not in conflict with the standard provisions, including a mutual right to terminate the lease upon a stated number of days' notice, but to permit only the lessor so to terminate would be a deviation requiring approval as above provided.

9. When deletions or other alterations are permitted specific notation thereof shall be entered in the blank space following paragraph 11 before signing.

10. If the property leased is located in a State requiring the recording of leases in order to protect the tenant's rights, care should be taken to comply with all such statutory requirements.

Filed for record March 30, 1938 at 8-00 a.m. by Grantee.

*Mable J. Case*  
Skamania County, Clerk-Auditor.

#25462

Violet Wilson et vir to Marie Addington

THIS INDENTURE, Made this 6th day of January, A.D. 1938, WITNESSETH, That Violet Wilson for herself and as attorney in fact for her husband Fred H. Wilson of Stevensen, County of Skamania, State of Washington, hereinafter called the lessor, does hereby lease demise and let unto Marie Addington of Stevenson, Washington hereinafter called the lessee The Star Lunch and Service Station, together with furnishings and equipment therein and thereon at this date; located on that certain tract of land described in that certain deed recorded in the office of the Auditor for Skamania County, Washington, in Book Z of Deeds, at page 259, records of said county.

TO HAVE AND TO HOLD, for the term of one year to-wit: from the 6th day of January, 1938 A.D. 19... to the 6th day of January, A.D. 1939, yielding and paying therefor the sum of \$25.00 per month for the first four months and sum of \$30.00 per month for the remainder of the year; with option to purchase within one year from date hereof for \$1100.00, lawful money of the United States of America.

The said lessee promises to pay the said rent as follows: to pay said rent monthly in advance and agrees to quit and deliver up the premises to the lessor, his agent or attorney, peaceably and quietly at the end of the term, in as good order, condition and repair as the reasonable use and wear thereof will permit; to pay the rent as above stated for such further time as the lessee may hold the same, and not to make or suffer any waste thereof, nor lease or 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 lessor thereto.

The lessor may enter the premises to view and make improvements, and to expel the lessee if he 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 five days thereafter the said lessor, his agent or attorney may re-enter the premises and take possession, and at his option terminate this lease.

Signed, Sealed and delivered in  
the presence of

R. M. Wright

Violet Wilson (Seal)

Fred H. Wilson (Seal)

By Violet Wilson (Seal)  
his attorney in fact.

Marie Addington (Seal)

STATE OF WASHINGTON }  
County of Skamania. } ss.

I, R. M. Wright, a Notary Public in and for the said State, do hereby certify that on this 6th day of January, A.D. 1938, personally appeared before me Violet Wilson for herself and as attorney in fact for her husband, Fred H. Wilson to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes herein mentioned.

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 affixed)

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

Filed for record April 2, 1938 at 11-35 a.m. by John Gwynne.

*Mabel J. Rose*  
Skamania County, Clerk-Auditor.

#25535

J. R. Phillips et ux to David Lusk

THIS AGREEMENT WITNESSETH: That J. R. Phillips and Bertha A. Phillips, his wife, lessors, do hereby lease and let unto David Lusk Lessee, for the term of four years from the date hereof, the following described real property, to wit:

Beginning at the SW corner of Lot No. 9 of the Normandy Tracts; thence N. 35 deg, 15' W 475 feet; thence at a right angle westerly a distance of 50 feet; thence at right angle northerly a distance of 25 feet; thence at a right angle easterly a distance of 50 feet to the said 475 foot line if extended; and thence southerly along said line to the point of commencement.

1. The terms of this lease are as follows: The Lessee shall construct upon said lot a residence to cost not less than \$250.00 the said building to be located thereon and in accordance with plans and specifications to be approved in writing by the Lessors and to remain thereon until the end of the above mentioned term except as hereinafter otherwise provided. Proper provision shall be made for sanitation and reasonable precautions against fire hazard.

2. The Lessee shall pay as ground rental the sum of \$2.50 per month, payable in advance.

3. The Lessee shall keep said building painted and in good condition of repair and order and shall keep the same and the premises above described in a neat and orderly condition.

4. The Lessors shall furnish water to Lessee as a part of the consideration herein agreed to be paid and shall conduct said water by a three-quarter inch pipe to said lot line, the connection therewith to be at the expense of Lessee. Lessee shall at all times keep his pipes and taps in order and not allow any unnecessary leakage of same, and shall place same deep enough to prevent freezing. In case of leakage and the same remains unrepaired after ten days notice from the Lessors, they shall have the right to cut off said service.