

## Book "3" of Agreements and Leases.

a notary public in and for said county and state, personally appeared Linus Olson and Fred H. Thies, known to me to be the individuals described in the foregoing Agreement and who acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and notarial seal the day and year last above written.

(Notarial seal affixed)

Joseph Van Hoomissen  
Notary Public for Oregon. My commis-  
sion expires: Jan 16, 1945.

Filed for record August 8, 1944 at 1-20 p.m. by Grantee

Maude J. Case  
Skamania County Auditor.

#33592

Haktor Aalvik to H. E. Williams

This Indenture Made and entered into this 24th day of August, 1944, by and between Haktor Aalvik, a single man, Lessor and H. E. Williams, Lessee, Witnesseth:

That the Lessor in consideration of the rentals to be paid as hereinafter provided does hereby lease and let unto the Lessee the following described real property in Skamania County, Washington, to-wit:

Lots 3, 4, 5, and 6, Block 3, Riverview Addition to the Town of Stevenson, except the right-of-way of the S. P. & S. Railway Company.

for the term of five years from the first day of September, 1944.

The Lessee promises and agrees to pay as rental therefore the sum of \$10.00 per month payable quarterly in advance and to keep the buildings thereon insured with some reliable insurance company in the sum of \$500.00, loss, if any, payable to the Lessors, and in case of failure to pay the rental as aforesaid and within thirty days after the same shall become due or to keep the premises insured as aforesaid the Lessor may declare this Lease terminated and take possession of said premises.

Upon expiration of the terms aforesaid or prior termination of this lease the Lessee will quit and surrender the premises in as good condition as received ordinary wear excepted.

In case of destruction or damage to the buildings upon the premises above described during the term of this lease the Lessee shall have the option to rebuild the buildings or repair the damage and in such event all monies received on account of insurance shall be applied thereto but the Lessor shall not be bound to contribute any greater sum of money. In case of such loss or damage to an extent rendering the property impracticable for use by the Lessee without the expense of a sum of money in excess of the amount paid on account of insurance the said Lessee may at his option terminate this lease and shall not be held by damages therefore.

The Lessee shall have the right to make such repairs and alterations in and upon the buildings as may be necessary or convenient for his use thereof provided that such changes shall not damage or substantially decrease the value of said buildings and provided further that all such repairs or changes shall be made wholly at the expense of the Lessee.

The Lessee shall have the option to renew this lease at the end of the term aforesaid for an additional term of five years provided he is at that time using the property for the operation of a going business upon the same terms and conditions as herein specified except that the rentals shall be a reasonable sum to be determined by the parties not to exceed however, the sum of \$25.00 per month nor to be less than the sum of \$10.00 per month. Notice to so extend lease shall be communicated to the Lessor by the Lessee in

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writing at least ten days prior to the end of said term.

Haktor Aalvik, Lessor (seal)  
H. E. Williams, Lessee (seal)

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA } ss

On this day personally appeared before me Haktor Aalvik, a single man, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 8 day of September, 1944.

(Notarial seal affixed)

Raymond C. Sly  
Notary Public for Washington. Residing at  
Stevenson, therein.

Filed for record September 15, 1944 at 10-50 a.m. by H. E. Williams

Mabel J. Jones  
Skamania County Auditor.

#33641

Hattie L Brown to Bert Jenkins

Lease

This Lease, made and executed between Hattie L. Brown, widow of North Bonneville, Washington, of the first part, and Mr. Bert Jenkins, of North Bonneville, Washington, of the second part.

Witnesseth: That in consideration of the rents and other covenants hereinafter expressed, the first party demises and leases and does hereby demise and lease to the second party the following described parcel of ground.

A plot of ground Seventy-five (75') feet North and South, by seventy-five (75) feet East and West, known as Lots numbered 1C, 2C, and 3C in Block number Four (#4), as shown on the plat of Brown's Court, situated in the Brown Tract, a part of the old Chenoweth donation land claim, beginning at a point in the North line of State road number eight (#8), three hundred and twenty (320") feet West of section line between Sections numbered twenty-one (21) and numbered twenty-two (22), township two (2), North range seven (7) East W.M. in Skamania County, Washington.

With the privilege thereto, for and during the term of twenty-five (25) years, from the 1st day of November 1944 to the 1st day of November 1969.

On the 1st day of November, and then on the 1st day of every following month the second party shall pay or cause to be paid to Hattie L Brown the monthly rental of five (\$5.00) dollars during the term of this lease.

It is understood that the use of said ground by the second party is for the sole purpose of residence and/or living quarters, and he agrees to keep the tract free from debris and also to comply with sanitary laws and requirements demanded by the commonwealth, and to the best of his ability to permit no undue traffic in lewd practices or intoxicating liquor.

The first party shall pay all taxes assessed against the ground value. The second party shall provide and pay water taxes or assessments, and he shall pay the taxes assessed on the value of his improvements, which are his own personal property. The improvements may be moved off the ground at the expiration of this lease, providing lessee has faithfully fulfilled the covenants herein contained. Fifteen additional days of grace are allowed in which to make said lease payments to the first party.