

Book "3" of Agreements and Leases

of definite location now of record and on file in the office of the Director of Highways and bearing date of approval October 15, 1940.

The right, privilege and permit of ingress and egress, by a haul road of sufficient width to conveniently transport said crushed stone and highway materials, is also hereby granted by the Grantor herein to the State of Washington over and across other lands owned by said Grantor.

DATED this 3 day of December, 1946.

Catherine T. Hart
2626 NE 28th. Ave. Portland, Oregon.

STATE OF OREGON)
) ss
County of Multnomah)

I, the undersigned, a Notary Public in and for the State of Oregon, do hereby certify that on this 3 day of December, 1946, personally appeared before me Catherine T. Hart, a widow, 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 purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

Bruce V. Curry
Notary Public in and for the State of Oregon
residing at Portland.
My commission expires, Sept. 17, 1947.

Filed for record January 31, 1947 at 1-50 p.m. by Washington State Highway Department.

James C. Webster, Jr.
Skamania County Auditor

#36231

Hattie L. Brown to J. A. Frye

LEASE

This lease, made and executed between Hattie L. Brown, widow of North Bonneville, Washington, of the first part, and Mr. J. A. Frye, 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 lease and does hereby demise and lease to the second party the following described property.

The building known as the former Goddard Pool Hall situated on the main street of North Bonneville, approximately on the south center of 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 said building shall be included a parcel of ground approximately ten (10') feet west of said building, also the ground directly back of the said building to or near the established roadway known as Park Avenue.

With the privilege thereto, for and during the term of five (5) years, from the 1st day of August 1946 to the 1st day of August 1951, with the further privilege of a five year extension of time of said lease, which extension of time shall be optional with the second party.

Fifteen, (\$15.00) dollars, receipt of which is hereby acknowledged, is to cover rent for the property from August 1st to September 1st, 1946. On the 1st day of August 1946, and then on the 1st day of each following month the second party shall pay or cause to be paid to Hattie L. Brown the monthly rental of fifteen (\$15.00) dollars to the date of August 1st 1948, after which time the said lessee shall remit a monthly rental of eighteen

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(\$18.00) to the date of August 1st 1951.

It is agreed that should the lessee continue the contract with the granted lease renewal or extension, he shall pay to the first party a monthly rental of twenty (\$20.00) dollars during the term of the said lease extension.

It is understood that the use of said property by the second party is for the sole purpose of a furniture exchange and trading business, or other legitimate business, and he agrees to keep the premises free from debris and also to comply with sanitary requirements demanded by the commonwealth and to the best of his ability to permit no undue traffic in lewd practices or intoxicating liquor.

The second party may make any reasonable or necessary constructive alterations on the property for the maintenance or further improvement of his business at his own expense.

The said lease rental payments shall include the water used by the second party, barring unforeseen accidents or temporary breakdowns beyond control of the first party. Ten additional days of grace are allowed in which to make said rental remittances by the lessee to the first party.

This lease may be sub-rented or transferred at any time upon proper notification to the first party and upon approval of the first party on the same lease conditions.

All the foregoing stipulations herein contained shall be mutually binding on administrators, heirs, and assigns of the parties hereto.

Witness

Donald A. Brown

Signed Hattie L. Brown
First Party.

Signed J. A. Frye
Second Party.

Filed for record January 13, 1947 at 11-30 a.m. by J. A. Frye.

John J. Wachtman
Skamania County Auditor

#36303

Otis Shephardson to Du Bois Lumber Co.

A G R E E M E N T

THIS AGREEMENT made this 13 day of February, 1947, by and between OTIS SHEPHARDSON of Skamania County, Washington, hereinafter referred to as the Seller, and DU BOIS LUMBER COMPANY of Vancouver, Washington, hereinafter referred to as the purchaser,

W I T N E S S E T H :

That the Seller herein is the owner of approximately 1,000,000 (one million) board feet of merchantable timber located in the Northeast Quarter of the North one-Half of Section Fourteen (14), Township Three North, Range Eight (8) East, W.M., and is desirous of selling said timber to the Purchaser herein,

NOW, THEREFORE, Seller agrees to sell and Purchaser agrees to buy all of the merchantable timber hereinbefore described, the purchase price to be based upon the actual log scale after the logs are rafted, said log scale to be Columbia River Bureau Scale, and Purchaser agrees to pay upon the signing of this agreement, the signing of which shall be a receipt thereof, the sum of Six Thousand (\$6,000) Dollars.

It is agreed that Seller will begin logging within thirty (30) days from the signing of this contract and agrees to finish logging operations within a reasonable time, taking into consideration weather conditions.

It is agreed by the Purchaser that as soon as the logs are dumped into the Columbia River, the scale of said logs shall be taken and the purchaser will pay the going market price for said logs to the Seller at that time.

It is hereby agreed that the Seller will pay all expenses of rafting and one-half of