

Book "3" of Agreements & Leases

(\$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

the expenses of scaling and Purchaser agrees to pay one-half of the scaling expenses.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 13 day of February, 1947.

Otis Shepardson
SELLER

DU BOIS LUMBER COMPANY

By G. L. Du Bois
PURCHASER

This agreement further provides that the six thousand (\$6,000.00) dollars which Purchaser agrees to pay upon the signing of this agreement shall be an advance payment to the seller for logs to be delivered by the Seller and that no further payment will be made by the Purchaser until Seller has delivered logs to the value of six thousand (\$6,000) dollars to the Purchaser.

The Purchaser and the Seller hereby jointly agree that the price for the logs to be purchased by the Purchaser from the Seller under the terms of this agreement shall be as follows:

PRICE:	#1 Peeler	\$60.00	per M f. o. b. boom
	#2 "	55.00	" " " "
	#3 "	45.00	" " " "
	#1 Sawmill OG	45.00	" " " "
	#2 "	35.00	" " " "
	#3 "	30.00	" " " "
	#1 Firwood	21.50	" " " "
	#2 "	11.00	" " " "

TERMS: Cash less 1% - 10 days from date of invoicing.

In witness whereof, the parties hereto have hereunto set their hands this 13th day of February, 1947.

Otis Shepardson
DUBOIS LUMBER COMPANY
By G. L. DuBois
PURCHASER

Filed for record February 19, 1947 at 2-30 p.m. by DuBois Lumber Co.

James C. West
Skamania County Auditor

#36309

Standard Oil Company of California to Laxson & Golder

4504

STANDARD OIL COMPANY OF CALIFORNIA

Mr. George Laxson

Mr. Geo. W. Golden

Stevenson, Washington

Dear Sirs:

Reference is made to the lease/^{as}now operative between us dated October 31, 1938, covering certain premises at Stevenson, Skamania, Washington more particularly described in said lease.

It is hereby mutually agreed to extend the term of said lease for a further period of -----years commencing November 1, 1948 and ending August 31, 1952 under all the terms and conditions set forth in said lease, except that during said extended term we shall have the right to terminate the same at any time by serving you with thirty days prior written notice of our intention so to do.

Please signify your agreement to the foregoing by signing in the space provided and return the duplicate to us in the enclosed stamped envelope.

Yours truly,

STANDARD OIL COMPANY OF CALIFORNIA

By W. G. Watson Attorney in fact