

#38876 Hattie L. Brown to Cecil M. Thompson et ux.

LEASE

This lease, made and executed between Hattie L. Brown, widow of North Bonneville, Washington of the first part, and Mr. and Mrs. C. M. Thompson, of Hermiston, Oregon 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 twenty-five (25') feet East and West by seventy-five (75') feet North and South, known as Lot number Twenty-one (21) in Block number Three (#3) 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 five (5) years from the 10th day of August 1948 to the 10th day of August 1953, with the further privilege of a five year extension of time, which extension shall be optional with the second party.

On the 10th day of August 1948, and then on the 10th day of every following month the second party shall pay or cause to be paid to Hattie L. Brown the monthly rental of three (\$3) 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 they agree 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 their 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 they shall pay the taxes assessed on the value of their improvements. The improvements may be moved off the ground at the expiration of this lease providing lessees have faithfully fulfilled the covenants herein contained.

It is further agreed that the second party is allowed ten additional days of grace in which to make the monthly rental payments.

This lease may be sub-rented or transferred at any time upon proper notification to the first party.

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

Signed Hattie L. Brown
First Party.

Signed Cecil M. Thompson
Second Party.

Witness:

Signed Velma C. Thompson
Second Party.

Donald A. Brown

Loren A. James

Filed for record January 31, 1949 at 4:40 p.m. by Bank of Stevenson.

Skamania County Auditor