

14739
Bertha O. McKeighan To McKeighan Wachter Co

KNOW ALL MEN BY THESE PRESENTS, That Bertha O. McKeighan, party of the first part in consideration of the rentals to be paid as hereinafter provided does hereby LEASE and LET unto McKeighan Wachter Company, for the term of three years from the first day of May, 1928 the following described real property in Skamania County, Washington, to-wit:

Lots 31 and 32 block 6 of the Town of Stevenson together with the buildings thereon and appurtenances appertaining thereto.

As rental therefor the party of the second part promises and agrees to pay the sum of \$42.00 per month payable in advance on the first day of each and will pay all taxes levied against said property, all installments of assessments for local improvement district assessments falling due during said term together with interest upon the total assessments and will keep the said buildings insured in the sum of \$3,000.00. And the said party of the second part further promises and agrees that it will pay the rental above provided punctually and will keep and perform all the terms and conditions hereof and that at the end of the term aforesaid will quit and surrender the same in good condition to the said party of the first part. It being understood and agreed at the time of such surrender the said premises shall be cleaned and all rubbish, grease, dirt and debris shall be removed by the said party of the second part.

In case the said party of the second part shall keep and perform the covenants and shall pay the rental punctually as above provided it shall and may have the quiet and peaceable possession of said premises during the term aforesaid but in case of failure to keep and perform the said covenants and conditions or to pay the rentals as aforesaid at the time and in the manner above provided the party of the first part may at her option immediately terminate this lease and eject the party of the second part from the premises.

This lease shall not be assigned without the written consent of the party of the first part and the said premises or any part thereof shall not be sub-let without the written consent of the party of the first part. (Corporate Seal)

And it is also further agreed that McKeighan and Wachter Co shall have the privilege of buying the within described property for the sum of Four thousand dollars within life of this lease.

Time is of the essence hereof and acceptance of any payment of rental as the same shall become due or a waiver of any default in the performance of the conditions hereof shall not be considered a waiver of a subsequent default.

In Testimony Whereof the party of the first part has hereunto set her hand and the party of the second part has caused these presents to be duly executed by its lawfully authorized officers this 19th day of April, 1928. (Corporate Seal)

Bertha O. McKeighan
Party of the first part.

McKeighan and Wachter Company
By Frank A. Wachter
President.

Attest: Olaf Lundy.
Secretary
Party of the second part.
(Corporate Seal)

Filed and recorded by Bertha McKeighan at 11:00 A.M., April 21, 1928. BCC Hunt
Auditor.