

(h) The Lessee has appointed or is about to appoint the Lessor the Agent of the Lessee for the distribution of petroleum products of the Lessee; in the event of the termination of said agency for any reason whatsoever, this lease shall at Lessee's option also terminate and the parties hereto thereupon shall be relieved of any further obligations hereunder; such option shall be exercised by the Lessee in writing within five (5) days after the termination of the Agency Agreement and Lessee shall thereupon have the right to forthwith remove any property placed by it upon the within described premises.

WITNESSES:

STANDARD OIL COMPANY OF CALIFORNIA

By W. L. Muncy
Willard Service Station
Broughton Lumber Co., (SEAL)
By A. F. Fraley, Sec.

THE UNDERSIGNED, owner of the above described property, hereby consents to the foregoing:

WITNESSES:

Filed by Standard Oil Company of Calif. of Portland, Oregon at 2:00 P.M. Jan. 4, 1929.

A. C. Chas.
 Auditor.

----- 15385 -----
 Ed Canoose, et ux to Cook & Main.

THIS INDENTURE OF LEASE, Made and entered into this 15th day of December 1928 by and between Ed Canoose and Mary Canoose his wife parties of the first part, and E. M. Cook and W. W. Main, parties of the second part, witnesseth;

That the parties of the first part for and in consideration of the rentals to be paid as hereinafter provided, do hereby lease and let unto the parties of the second part the following described premises in the town of Stevenson, Skamania County, Washington, to-wit;

All that store building situate at the southeast corner of Russel Avenue and Second Street in the Town of Stevenson; also all the store room or building adjoining the above to the south thereof fronting upon Russel Avenue, excepting the front 43 feet thereof, which is reserved by the Lessors; also a space of 18 by 24 feet in the basement under the building to the rear and east of the above mentioned store building.

To Have and to Hold the same unto the said parties of the second part for the term of five years, from the 15th day of December 1928.

And the parties of the first part promise and agree to pay as rental therefor the sum of fifty five dollars (\$55.00) per month, payable on the 15th day of each month commencing January 15th 1929.

In case the parties of the second part pay the said rentals at the time and in the manner above provided, they shall and may have the quiet and peaceable possession of said premises during the term aforesaid, but in case of default in the payment of said rentals as above provided the parties of the first part may terminate this lease and eject the said parties of the second part, or any person holding under them from said premises.

The parties of the second part promise and agree that they will not commit waste upon said premises; or permit the same to be committed, and at the end of the said term will quit and surrender the same to the parties of the first part in as good condition as they are received, ordinary use and wear excepted and acts of God or the elements also excepted. It is understood and agreed, however, that all changes, repairs or alterations within the interior of said buildings made for the use or convenience of the said parties of the second part in the conduct of their business shall be done at their own expense, but that all structural changes, repairs or alterations and all repairs to the exterior of said buildings shall be made by the parties of the first part, and that said first parties shall keep said building in good structural condition during the term of this lease.

The parties of the first part covenant and agree in consideration of the premises that the parties of the second part shall have the option to lease said premises after the

expiration of the term aforesaid upon as good terms and conditions as they may offer the same to any other person or persons. In case the said parties of the first part shall elect to construct a new building upon the lots covered by the buildings hereby leased after the expiration hereof the parties of the second part shall likewise have the preference right to lease quarters therein for their business.

In Testimony Whereof the parties have executed these presents in duplicate the day and year first above written.

Ed Canoose
Mary Canoose
E. M. Cook
W. W. Main

The undersigned, owner of the fee title to the premises described in the foregoing lease, has read the above lease and approves of the same, and hereby agrees that in case of default by the lessors in performance of their contract for purchase of said property, she will continue the said lease in force.

Bertha McKeighan

STATE OF WASHINGTON }
County of Skamania } ss

I, Raymond C. Sly, a Notary Public in and for said state and county do hereby certify that on this 17th day of December 1928 personally appeared before me Ed Canoose and Mary Canoose, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Raymond C. Sly

(Notarial Seal)

Notary Public for Washington residing at Stevenson therein.

Filed for record by W W Main of City at 1:30 P.M. Jan. 7, 1929.

J. C. Chubb
Auditor.

15397
Memorandum of Lease
W. F. Larsen to Shell Oil Co.
MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 27th day of November, 1928, by and between W. F. Larson of Carson, Washington, hereinafter called the Lessor, and SHELL COMPANY OF CALIFORNIA, a California Corporation, hereinafter called the Lessee.

W I T N E S S E T H

That for the term and upon the terms and conditions set forth in Service Station Lease bearing date November 27th, 1928, from the Lessor to the Lessee, the Lessor has leased, demised and let, and does hereby lease, demise and let unto the Lessee, the following described real property, situate, lying and being in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

Lot 5, block 8, town of Carson, Washington.

Together with all buildings, improvements gasoline and lubricating oil dispensing equipment now on, or which may hereafter during the life of this lease be placed upon the above described premises.

IN WITNESS WHEREOF, the parties hereto have caused their respective names to be hereunto subscribed, the day and year first above written.

W. F. Larson