

75° 58' East along the Northerly line of said highway 141.3 feet; thence North 14° 02' West, at right angles to said highway, 100 feet; thence South 75° 58' West, parallel to said highway, 204.1 feet to County Road; and thence South 48° 09' East 118.7 feet to the place of beginning, said tract being designated as Lots 7, 8, 9, and 10, Block 20, of the unrecorded plat of the Town of North Bonneville, Skamania County, Washington.

Also all furniture, fixtures, equipment, machines, tools, and stock of merchandise in the garage building upon the property above described together with the right, title, and interest of the vendors in and to the pumps, leases, and contracts in connection with the business conducted therein and the good will of said business.

The purchase price is the sum of \$9000.00, payable as follows: \$700.00 cash upon execution of these presents and the balance thereof on or before two years from date. The Vendees assume and agree to pay the balance of a note or contract in favor of the Union Oil Company. Upon payment of this note there shall be credited upon the purchase price as of the date of this contract the further sum of \$300.00 making the total initial payment of \$1000.00. As a guarantee of performance the Vendees shall deposit on the first day of each month hereafter in Bank of Stevenson the sum of \$100.00 to accumulate until final payment is made. The money so deposited shall remain a trust fund and shall not be withdrawn without the consent of all parties hereto.

The Vendees further promise and agree that they will keep the building upon said premises and the contents therein insured against lost by fire in at least the sum of \$1000.00 upon said building and at least the sum of \$1000.00 upon the contents thereof with loss, if any, payable to the Vendors as their interests appear, and that they will seasonably pay all taxes_ assessment or other charges which may hereafter be levied against said premises.

The vendees shall keep the building in good state of repair and free from rubbish and protect it from unusual fire hazards; they shall keep the machinery, tools, and equipment in a good state of repair and shall from time to time replace tools and equipment which shall have become destroyed or worn out so that the value of the same shall remain substantially equal to its present value and shall not commit waste or permit any liens or charges against the premises which may become a charge against the Vendors or which they may be required to pay in order to free said premises from the encumbrance thereby created or cloud cast upon title thereby.

The Vendors will make and file upon completion of sale all affidavits or other papers which maybe required by the Bulk Sales Law of the State of Washington and upon final payment of the consideration above specified will execute and deliver to the Vendees a good and sufficient deed of conveyance for the real property above described and will at the same time make and deliver ^{to} the Vendees a good and sufficient bill of sale for the personal property above described. But in case the said Vendees shall fail to make the payments aforesaid or shall fail to make the monthly deposits of \$100.00 into the guarantee fund above specified, or shall fail or neglect to keep and perform any of the covenants herein contained; then, and in that event; that may declare this contract null and void and vendee forfeit all payments theretofore made toward liquidation of their vendor damages arising by virtue of such default and vendor may immediately thereafter take possession of said premises without process of law and evict the Vendees therefrom. In case of such default the entire amount of the trust fund then on deposit shall be payable to the Vendors and the amount thereof together with the sum paid hereunder to the Vendors shall be considered as liquidate_ damages for such breach; provided however that in case it become necessary for the Vendors to bring any action at law for the recovery of said premises or personal property or any part thereof they shall be entitled to recover in any judgment entered in such suit or action an amount equal to their reasonable cost and expenses including reasonable