

## LEASE AGREEMENT

THE LESSORS, RICHARD F. GRANT and EVELYN GRANT, husband and  
consideration of the rental hereinafter to be paid, hereby lease  
PEKING OIL COMPANY OF WASHINGTON, Lessee, all of the following described  
property, to-wit:

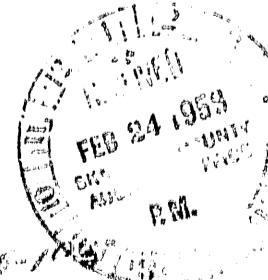
Beginning at the southwest corner of Lot 16 of Block Seven of  
Riverview Addition to the Town of Stevenson according to the  
official plat thereof, thence north  $55^{\circ} 30'$  east 175 feet to the  
initial point of the tract hereby described; thence north  $34^{\circ} 30'$   
west 108 feet; thence north  $55^{\circ} 30'$  east to the center of Kanaka  
Creek Road, so-called and now abandoned; thence southerly along  
the center of the said road to intersection with the northerly  
line of State Highway No. 9 as presently located and established;  
thence south  $55^{\circ} 30'$  west along the northerly line of the said  
highway to the initial point.

Beginning at the intersection of the southerly line of the road  
herein and designated as Vancouver Avenue and the westerly line of  
the Kanaka Creek Road, so-called and now abandoned; thence south-  
westerly following the center of the said Kanaka Creek Road to the  
northerly line of State Highway No. 9; thence northerly following  
the northerly line of the said highway to intersection with the  
center of Kanaka Creek; thence northerly following the center of  
Kanaka Creek to a point one foot east of the point of beginning; thence  
west to the point of beginning.

SUBJECT to right of way for State Highway No. 9, and easement for  
utility lines and culverts granted to the State of Washington  
by deed dated April 7, 1950, recorded at page 426 of Book 32 of  
Deeds, recorded at Clallam County, Washington.

The term of this lease is for ten (10) years from and after the date  
hereof, and will continue from year to year unless canceled by either party by  
the giving of notice during not less than ninety (90) days prior to such  
expiration.

The Lessee agrees that the premises shall be used during the term of the  
lease for the sale of gasoline, oil and other automobile supplies and as an  
automobile service station, and the automobile sold shall be the products (tires  
excluded) distributed exclusively by the Peking Oil Company of Washington. The  
rental for the premises shall be one ~~one~~ <sup>one</sup> cent per gallon on first brand gasoline,  
~~and one~~ <sup>one</sup> cent per gallon on second brand gasoline payable at the time of  
delivery.



IT IS FURTHER AGREED that no rental is to be paid when the wholesale price of gasoline is twelve (12) cents or less exclusive of all taxes f.o.b. Portland, Oregon.

It is also understood that this lease cannot be cancelled by Lessor or Lessee until any indebtedness of one to the other is paid in full.

Executed in triplicate this 1st day of June, 1956.

Rutherford & Clark  
Lessor

Evelyn Clark

NOTARY PUBLIC OF WASHINGTON

John Parkinson

STATE OF WASHINGTON }  
County of Skamania }

On this day before me personally appeared RUBEN F. GROUT  
AND EVELYN CLARK  
to me known to be the same person(s) named in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.  
Witness my hand and notarial seal this 12th day of JUNE, 1956.

John Parkinson  
Notary Public for Washington, residing  
at 1016 N.E. 1st, Seattle.