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LEASE AGREEMENT

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

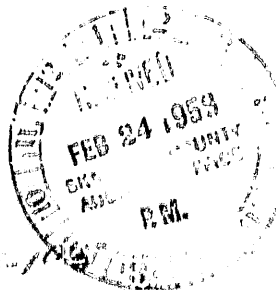
Beginning at the southeast corner of Lot 16 of Block Seven of
Riverside Addition to the Town of Stevens according to the
official plat thereof, thence north $55^{\circ} 30'$ east 175 feet to the
initial point of the tract hereby described; thence north $34^{\circ} 30'$
west 105 feet; thence north $55^{\circ} 30'$ 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 westerly
line of State Highway No. 3 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
known and designated as Vancouver Avenue and the westerly line of
the Kanaka Creek Road, so-called and now abandoned; thence southerly
following the center of the said Kanaka Creek Road to the
northerly line of State Highway No. 3; thence northeasterly following
the northerly line of the said highway to intersection with the
center of Kanaka Creek; thence northeasterly following the center of
Kanaka Creek to a point on east of the point of beginning; thence
west to the point of beginning.

SUBJECT to right of way for State Highway No. 3, and easement for
highway rights and easements granted to the State of Washington
by deed dated April 7, 1935, recorded at page 435 of Book 32 of
Deeds, records of Okanoga 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 cancelled by either party by
the giving of written notice not less than ninety (90) days prior to such
termination.

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 merchandise sold shall be the products (tires
included) distributed exclusively by the Perkins Oil Company of Washington. The
rental for the premises shall be one ~~cent~~ cent per gallon on first brand gasoline,
and one ~~(20)~~ 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 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 Lesser or Lessee until any indebtedness of one to the other is paid in full.

Executed in triplicate this 11th day of June, 1956.

Ruben F. Grant
Lesser

Evangelina Grant

PURVIS OIL COMPANY OF WASHINGTON

John Purvis
Lessee

STATE OF WASHINGTON)
County of Skamania) ss

On this day before me personally appeared RUBEN F. GRANT
AND EVANGELINA GRANT
to me known to be the same person(s) named in and who executed the foregoing instrument, and acknowledged to me that he/she signed the same as his/her 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 Purvis
Notary Public for Washington, residing
at Vanover, WA therein.