

19307

UNION OIL COMPANY OF CALIFORNIA
LEASE

THIS INDENTURE, dated this 6th day of June, 1961,
by and between DEAN O. EVANS and BETTY J. EVANS, his wife
of Hwy. 830 & Columbia, Stevenson, Wash.
Lessor, and UNION OIL COMPANY OF CALIFORNIA, a corporation, Lessee;

WITNESSETH:

That, for the term beginning July 1, 1961, and ending October 31, 1965,
and for extension of term for FIVE additional years at Lessee's option,
and upon the terms and conditions set forth in that certain written lease agreement dated June 6, 1961,
from Lessor to Lessee, all of which terms and conditions are hereby made a part hereof as fully and completely as if herein
specifically set out in full, Lessor has leased, demised and let, and does hereby lease, demise and let unto Lessee the following
described real property situate, lying and being in the City of Stevenson, County of Skamania,
State of Washington, described as follows:

A 40 foot by 50 foot portion of building located on Lots Seven (7), Eight (8),
Nine (9), and Ten (10), Block Six (6), Riverview Addition to the Town of
Stevenson, Washington now utilized for service station business and North 18
feet of said Lots Seven (7), Eight (8), Nine (9), and Ten (10).

Lessee shall have the preferential right to purchase said property and facilities during the term of this lease or any
extension thereof and Lessor agrees not to sell all or any portion of said property without first giving Lessee written notice
of each proposed sale, stating therein the price and other terms and conditions thereof. Upon any such notice Lessee shall
have the preferential right to purchase said property at the price and upon the terms and conditions set forth in such notice
and Lessee shall have thirty (30) days after receipt of such notice within which to notify Lessor that Lessee elects to
exercise such right and purchase said property. In the event Lessee exercises its right to purchase said property, Lessor agrees
to promptly convey said property to Lessee free and clear of all liens and encumbrances by good and sufficient deed, and
concurrently therewith Lessee shall pay Lessor the purchase price upon the terms and conditions set forth in such notice.
Taxes and rentals shall be prorated as of the date title to said property is vested in Lessee. If Lessee does not exercise its
preferential right to purchase said property in any such case, this lease shall remain in full force and effect and any sale by
Lessor to a third party shall be made subject to all the terms and conditions of this lease.

This lease shall not be binding upon Lessee until duly executed by it and delivered to Lessor.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate as of the day and year first
above written.



Dean O. Evans
Betty J. Evans (Lessor)

UNION OIL COMPANY OF CALIFORNIA

By [Signature] Director of Marketing

By [Signature] Assistant Secretary (Lessee)

In consideration of, and to induce the execution by Lessee herein named of the within and foregoing Service Station Site & Facilities Lease, the undersigned do hereby consent thereto and agree that said Lessee may a lease and remove any and all property placed upon said leased premises as provided in said lease, and that any and all liens and/or encumbrances heretofore or hereafter made by and for the benefit of the undersigned against the real property therein demised, and all right, title, interest and estate of the undersigned in said real property shall be and is hereby made subject to and subordinate to said lease and the rights of Lessee thereunder. In the event the undersigned acquires possession or the right thereto of the demised premises, the undersigned agrees that Lessee named in the within and foregoing Service Station Site and Facilities Lease shall enjoy peaceful possession of said premises for the remainder of the term of the within and foregoing Service Station Site and Facilities Lease or any extension thereof as tenant of the undersigned in accordance with the terms and conditions thereof, including the right to withhold rentals as therein provided in repayment of the indebtedness specified therein. Lessee of the within and foregoing Service Station Site and Facilities Lease shall not be considered delinquent in the payment of any rental to the undersigned unless and until said Lessee shall have received at least thirty (30) days prior written notice of the date the undersigned acquired possession or right thereto of the demised premises.

This agreement shall be binding upon the heirs, assigns, transferees or successors in interest of the undersigned.

Dated, 7-12-61 1961.

Donald C. Niedert
Notary - Stevenson, Md.

X Leonard Foster

X Ruby Foster

[Signature] 83
[Signature] R7

FORM 501A 3-55 500

STATE OF *Washington*
COUNTY OF *Spokane*

On this 21 day of June, 1961, before me,
Donald C. Niedert

therein and duly commissioned and sworn, personally appeared DEAN O. EVANS
and BETTY J. EVANS, personally known to me to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act and
deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate
first above written.

Donald C. Niedert
Notary Public in and for said County and State.
My Commission expires Jan 25-1964

(Seal)

In consideration of and to witness the execution by Lessee herein named of the within and foregoing lease, the undersigned hereby consent thereto and agree to the removal of any and all property placed upon said premises, as provided in said lease, and that any and all liens and/or encumbrances heretofore or hereafter made by or for the benefit of the undersigned against the real or personal property demised herein, and all right, title, interest and estate of the undersigned in said real and/or personal property, shall be and is hereby made subject to and subordinate to said lease and the rights of Lessee thereunder. If the undersigned acquires possession or right thereto of said premises during the term of said lease or any extension thereof, the undersigned agrees that Lessee shall enjoy peaceful possession of said premises for the remainder of said term, or any extension thereof, as tenant, the undersigned, in accordance with the terms and conditions of said lease. This agreement shall be binding on the heirs, assigns, transferees or successors in interest of the undersigned.

Dated,

STATE OF
COUNTY OF

On this

day of

19

before me,

a Notary Public in and for said County and State, residing

DEAN O. EVANS

therein and duly commissioned and sworn, personally appeared

BETTY J. EVANS

and personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State.
My Commission expires

(Seal)

STATE OF California
COUNTY OF Los Angeles

On this

13

day of

December

1961

before me, ANA IRENE CARNAL

a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared

Director of Marketing

G. H. Fennell

known to me to be the

and G. W. Cairns, known to me to be the Assistant Secretary of UNION OIL COMPANY OF CALIFORNIA, the corporation that executes the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ana Irene Carnal
Notary Public in and for said County and State.
My Commission expires Sept. 22, 1963

(Seal)

Lease

BETWEEN

Union Oil Company of California

AND

DEAN O. EVANS and BETTY J. EVANS,

his wife

STATE OF WASHINGTON

COUNTY OF KING

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT IS TRUELY AND CORRECTLY

FILED BY

W. R. P. [Signature]

or [Signature]

Notary Public

for the County of King, State of Washington

THIS INSTRUMENT WAS RECORDED IN BOOK 4

OF RECORDS MAINTAINED AT PAGE 125

DATE OF RECORDING 12/13/61

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