

THIS LEASE, made and entered into this 10th day of August, 1961 between Richard W. O'Neal and Evelyn O'Neal, husband and wife, hereinafter called the "lessor", and Larry Wilson, hereinafter called the "lessee":

WITNESSETH:

The lessor does hereby lease to the lessee the following described real estate situated in the County of Skamania, State of Washington, to-wit:

The Store Part Only of the Building situated on Lots 17 and 18, Block 6, Town of Stevenson,

for the term of one year from the 1st day of August, 1961 at a monthly rental of \$40.00 per month for the first three months, and a monthly rental of \$50.00 per month for the last nine months, the first and last months' rentals are due in advance on the 10th day of August, 1961, further rentals being due on the 1st day of each month thereafter. In case of any default, either in payment of rental or otherwise, the last months' rental of \$50.00 shall be credited on account of monies due upon such delinquency and damages accruing to the lessors by reason of such default, but such credit shall not constitute a waiver of claim for any amount of indebtedness and/or damage in excess thereof.

IT IS UNDERSTOOD AND AGREED that the lessee shall pay before delinquency all charges for lights, power, gas and water rental and save the lessors harmless on account thereof, and shall pay the taxes for the last half of the year 1961 and until the expiration of this lease.

IT IS FURTHER UNDERSTOOD AND AGREED that the lessee will obtain insurance to cover section of building not covered by insurance of lessor, and all upkeep of the store portion of the building to be paid by lessee during the term of this lease. Anything pertaining to lessee's business, such as coin machines, washers, dryers, plumbing, wiring, window breakage, etc. to be lessee's obligation.

IT IS FURTHER UNDERSTOOD AND AGREED that this lease may be assigned but no part of the premises hereby leased may be sub-let without the consent of the lessors.

AND IT IS HEREBY AGREED that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said lessors to re-enter said premises and remove all persons therefrom; and at the expiration of the term of this lease, lessee shall quit and surrender the premises in good condition, ordinary wear and damage by fire or the elements excepted.

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IN WITNESS WHEREOF, the parties hereto have signed and sealed this lease
the day and year first above written.

Richard M. O'Neal (Seal)

Evelyn O'Neal (Seal)

Larry Wilson (Seal)

STATE OF WASHINGTON }
County of Skamania } ss.

I, R. M. Wright, A Notary Public in and for said State, do hereby certify
that on this 10th day of August, 1961, personally appeared before me Richard W.
O'Neal and Evelyn O'Neal, husband and wife, to me known to be the individuals
described in and who executed the within instrument, and acknowledged to me that
they signed and sealed the same as their free and voluntary act and deed for the
uses and purposes therein mentioned.

under my hand and official seal the day and year first above written.



R. M. Wright
Notary Public in and for the State of
Washington, residing at Stevenson therein.

RENEWAL OF LEASE

This is to certify that the lease entered into the 10th day of August,
1962 between Richard W. O'Neal and Evelyn O'Neal, husband and wife, lessors,
and Larry Wilson, lessee, shall remain in effect for an additional period
of three (3) years, that is, until August 1, 1965.

Richard M. O'Neal
Evelyn O'Neal Lessors

Larry Wilson Lessee