



LAWRENCE WAREHOUSE COMPANY

FIELD WAREHOUSE LEASE

This Instrument, made in the City of Portland, County of Multnomah
and State of Oregon, this 17th day of June, 1955, by and between
Hagewald Timber Co., Inc.

Washington Corporation
hereinafter called the lessee, and LAWRENCE WAREHOUSE COMPANY, a California corporation, hereinafter called
the lessor;

WITNESSETH:

WHEREAS, the lessor is the OWNER of the real estate, together with all improvements thereon,
situate in the city of Stevenson, County of Skamania, and state of

Washington, described as follows, viz:
Commencing at a point 300 ft. West of the S.W. Corner of Lot 7, Section
1, Tp. 2 N., R7E W.M.; thence North to township line between Tp. 2 & 3
North, R7E, W.M.; thence East to center line of Rock Creek; thence South-
erly along the center of Rock Creek to intersection with the North and
South center line of said Section 1 Tp. 2 N, R7E; thence South to point
of intersection of said center line with the west bank of Rock Creek;
thence following said west bank southerly to the North line of the S.P. &
S. right of way; thence Westerly along the North line of said S.P. & S.
right of way 23 chains 20 links to intersection with the division line
between the eastern and western halves of the D. Baughman D.L.C.; thence
continuing westerly along the north line of said right of way 350 feet
to a point 50 feet east of an old skid road; said point being near a
post marked "one mile to Stevenson"; thence Northwest at right angles to
last described course to the southerly line of State Road #8 (north bank
highway); thence northerly along the easterly line of said highway to the
intersection thereof with the above mentioned division line of said
Baughman D.L.C.; thence following said division line to the point of inter-
section thereof with section line between Section 1 and 2 Tp. 2 N., R7E,
W.M.; thence North to a point of intersection with the North line of said
D. Baughman D.L.C.; thence east to place of beginning; excepting there-
from a tract of land deeded Chas. Oline as described on page 541, Book
Q of Dead Records.

NOW, THEREFORE, the lessor hereby rents, demises and leases, and the lessee hereby hires and takes of and
from the lessor that part of the aforesaid premises described as follows, viz:

All that portion of the above described area under water and used for
storage of logs and log rafts, said area measured at extreme high level
water and located between the bank of the Evergreen Highway and the
old "North Bank Highway" (State # 8), and located southerly of the
South line of Rock Creek as now located at its intersection with said
Evergreen Highway. Said area is designated as Unit A as shown outlined
in RED on plat marked EXHIBIT A attached hereto and made a part hereof.

with the appurtenances, together with the full right of ingress and egress to and from said premises, over and through any other premises of the lessor, to be occupied for the conduct of a field warehouse... a tenancy from month to month, and until said tenancy shall be terminated by a thirty (30) day written notice given by either party to the other, for the aggregate rental of One Dollar (\$1.00), the receipt of which is hereby acknowledged; provided, that no notice of termination by lessor shall become effective unless all warehouse receipts, or other evidence of the storage, representing commodities stored in or on said premises, or any part thereof, issued by lessee shall have been surrendered to lessor and cancelled, and all charges of lessee due or to become due in connection with the operation of such warehouse shall have been fully paid.

The lessor covenants and agrees that the lessee may place on, in or adjacent to said leased premises, such signs and other evidences as it may deem necessary to indicate its possession of the leased premises and of the commodities stored therein or thereon, and further that the lessee shall have the paramount right at all times during the term of this lease to use any facilities of the lessor for receiving, handling, weighing, storing, caring for, packing, shipping and delivering any stored commodities.

It is expressly understood and agreed that the lessor shall not have access to the leased premises or to the commodities stored therein or thereon, provided, that, with the consent of the lessee, the lessor may enter the warehouse conducted on said premises and, under the supervision of the lessee, deliver thereto commodities for storage, perform such acts as are necessary in the care and preservation of the same while stored and accept delivery of commodities which are designated and released from storage by the lessee, and for the further purpose of making repairs as hereinafter provided.

The lessor agrees with the lessee that it will at its own cost and expense keep said demised premises in good order and repair, and that the lessee shall not be called upon or required to make any repairs of any kind or nature to, in or about said demised premises; and said lessor hereby covenants and agrees to indemnify lessee against any claim, expense, loss or damage suffered by lessee as a result of its occupancy of the premises and against any loss or damage to commodities which may be stored in said premises by the said lessee; and said lessor holds said lessee harmless from any damage or loss that may come to any commodities stored in said premises, irrespective of the nature or cause of said damage or loss.

Should the lessor violate any of the terms or conditions of this lease, or in any manner interfere with or make difficult the duties of the agents, servants, or employees of the lessee, or become insolvent, or should the premises hereby leased become involved in any manner in litigation, or should the lessor or the lessee be ejected or ousted therefrom, or proceedings be begun for that purpose; or should the lessee at any time deem it necessary for the protection of its interests or of the commodities stored, then the lessee shall have the right to remove all commodities from the premises herein described to such other place or places as the lessee may deem proper or expedient; and in case of any such removal the lessor undertakes and agrees to pay the lessee all expenses of such removal and of storing said commodities elsewhere in addition to any other proper charges against said commodities.

The lessor warrants and guarantees the peaceful possession of the premises by the lessee and agrees to indemnify and hold the lessee harmless of and from any and all claims and expenses incurred or assumed by lessee in defending or maintaining possession of said premises. The lessor agrees to execute or cause to be executed any further agreement or agreements that may be necessary to secure the convenient use and enjoyment of the premises hereby leased by the lessee.

Said lessor further agrees with said lessee to pay for all gas, electricity, light, heat, power, steam, water or other utility supplied to or used upon said demised premises during the term of this tenancy.

The lessee, without the consent of the lessor, shall not for all or any part of the term herein granted, sublet the said premises nor assign this lease.

IN WITNESS WHEREOF, lessor has caused this lease to be executed by its proper corporate officers and its corporate seal to be hereunto affixed.

and lessee has caused this lease to be executed by its proper corporate officers and its corporate seal to be hereunto affixed the day and year first above written.

ATTEST:
[Signature]
Secretary
By *[Signature]*
Hegewald Timber Co., Inc.
Lessor

ATTEST:
[Signature]
Assistant Secretary
By *[Signature]*
LAWRENCE WAREHOUSE COMPANY
Lessee
Vice-President

ABSENT--USE IF LESSOR IS NOT OWNER OF WITHIN DESCRIBED PREMISES.

Now comes.....
owner of the property described in the foregoing lease, and hereby consents to the making of said lease.

REMI/17/11

ALL INFORMATION CONTAINED HEREIN IS LOANED TO THE LAWRENCE
UNIVERSITY COMPANY, INC. OPERATED AS LAWRENCE
UNIVERSITY COMPANY, INC. BY THE NATIONAL ARCHIVES NO. 1.

BOOK 4 142 84

(CORPORATION FORM)

State of Washington

County of Skamania

I, E. A. Monda, a Notary Public in and for said

County and State, do hereby CERTIFY that R. M. Hegewald

personally known to me to be the Pres. of Hegewald Timber Co., Inc.

and V. B. Duncan personally known to me to be the V. P. of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and

severally acknowledged that as such Pres. and V. P. they signed and

delivered the said instrument as such Pres. and V. P. of said corporation, and caused the corporate seal of said corporation to be affixed hereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and Notarial Seal this 17th day of June, A. D. 1955

My Commission Expires July 10 - 1956 Notary Public

(INDIVIDUAL OR PARTNERSHIP FORM)

State of

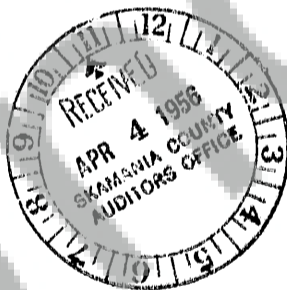
County of

I, _____, a Notary Public in and for said

County and State aforesaid, do hereby CERTIFY that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and Notarial Seal this _____ day of _____, A. D. 19____

My Commission Expires _____ Notary Public.



REGISTERED	INDEXED - D.R. 15
INDEXED - K	RECORDED
COMPARSED	MAILED

Hegewald Timber Co., Inc.
TO
LAWRENCE WAREHOUSE CO.
STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING, MADE BY
J. B. Hegewald, President
of Hegewald Timber Co., Inc.,
ATTESTED & Signed & Noted
WAS RECORDED IN BOOK _____
OF _____ AT _____
RECORDS OF SKAMANIA COUNTY, WASH.
Date of Recording _____
COUNTY RECORDER
M. K. Hall

50315
LEASE