

-LEASE-

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Nick H. Fuerstenberg and wife, Helen E. Fuerstenberg, of North Bonneville, Washington of the second part.

WITNESSETH: That in consideration of the rents and other covenants hereinafter expressed, the first party demises and leases and does hereby demise and lease to the second party the following described parcel of ground.

A plot of ground approximately fifty (50') feet east and west by approximately one hundred (100') feet north and south, known as Lots No. seven and eight (7 & 8), in block number two (2), situated on the north line of the road known as Park Avenue in the Brown tract, a part of the old Chenoweth donation land claim, beginning at a point in the north line of State Road number eight (8), three hundred and twenty (320') feet west of section line between sections numbered twenty-one (21) and numbered twenty-two (22), township two (2), north range seven (7), east W. 4, in Okanogan County, Washington.

With the privilege thereto, for and during the term of ten (10) years, from the 1st day of September 1971 to the 1st day of September 1981, with the further privilege of a ten year extension of time of said lease, such extension shall be optional with the second party.

On the 1st day of September 1971, and then on the 1st day of every following month the second party shall pay or cause to be paid to Donald A. Brown the monthly rental of four (4) dollars during the term of this lease. With this rental shall be included a monthly contribution of twenty-five cents (25¢) to the North Bonneville Fire Department for an agreed fire protection.

It is understood that the use of said ground by the second party is for the sole purpose of residence and/or living quarters, and they agree to keep the tract free from debris and also to comply with sanitary laws and

(Lease). Dick H. Fuerstenberg and Helen E. Fuerstenberg - 2.

requirements demanded by the commonwealth, and to the best of their ability to permit no undue traffic in lewd practices or intoxicating liquor.

The first party shall pay all taxes against the ground value. The second party shall provide and pay water taxes or assessments and they shall pay the taxes assessed on the value of their improvements.

The improvements may be moved off the ground at the expiration of this lease, providing lessees have faithfully fulfilled the covenants herein contained.

This lease may be transferred at any time upon proper notification to the first party on the same lease conditions.

All the foregoing stipulations herein contained shall be mutually binding on administrators, heirs, and assigns of the parties hereto.

Signed Donald C. Brown.
First party.

Signed M. H. Fuerstenberg.
Second party.

Signed Helen E. Fuerstenberg.
Second party.

Witness:

Larone B. Smith
notary



(Lease). Nick H. Fuersterberg and Helen E. Fuerstenberg - 3.

State of Washington, }
County of Skamania. } ss.

I, Lorraine P. Higgins a Notary Public do hereby certify that on this 7th day of August 1971 personally appeared before me Donald A. Brown, of North Bonneville, Washington, and Mr. Nick H. Fuerstenberg and Helen E. Fuerstenberg, of North Bonneville, Washington, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they and each of them were authorized to and did sign and seal the same as their free and voluntary act for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of August,
1971.

Notary Public for the State of Washington,
residing at North Bonnaville therein.

