

LEASE

entered between Donald A. Brown, of North Bonneville, first part, and Mr. Ralph A. Carter, and wife, second part, of North Bonneville, Washington, of the second

in consideration of the rents and other covenants hereinafter made, the first party demises and leases, and does hereby release and convey to the second party the following described property, to wit: a tract of ground approximately fifty (50') feet east and west, by approximately eighty (80') feet north and south, situated on the south center of the Brown Tract just west of the established road, which road shall establish the east line of the said plot. The plot shall include the building known as the former Jerry Cafe thereon. A portion of 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, (28), 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. M. in Skamania County, Washington.

with the privilege thereof, for and during the term of twenty (20) years from the 10th day of August 1971 to the 10th day of August 1991.

On the 10th day of August 1971 and then on the 10th day of every following month the second party shall pay or cause to be paid to Donald A. Brown the monthly rental of twenty-five (25.00) dollars during the term of this lease.

It is understood that the use of said property by the second party is for the sole purpose of residence and a variety shop, and they agree to keep the premises free from debris and also to comply with sanitary requirements demanded by the commonwealth, and to the best of their ability to permit no undue traffic in lewd practices or intoxicating liquor.

The second party may make any reasonable or necessary constructive al-

LEASE. (Ralph A.

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This lease is
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Witness:

Cecil L. Carter
Mr. Lorrain

LEASE. (Ralph E. Carter and Lovelle V. Carter) - 2.

terations on the property for the maintenance or further improvement of the said use of the same at their own expense with the exception of any items mutually agreed upon.

The first party shall pay all taxes assessed on the land and real estate value. The second party shall pay all taxes (if any) on said personal property.

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 A. Brown.
First Party.

Signed Ralph E. Carter.
Second Party.

Signed Lovelle V. Carter.
Second Party.

Witness:

Carl Z. Allen.

Mr. Lorraine Edson.

LEASE. (Ralph E. Carter and Lovelle V. Carter) - 2.

State of Washington
County of Blaine

I, Ralph E. Carter

that on this day before me,
Ralph E. Carter
Washington;
dated the
were a true
entary act.

LEASE. (Ralph E. Carter and Lovelle V. Carter) - 3.

State of Washington. }
County of Blaine. } S.

I, ROBERT J. SALVENSEN, a Notary Public, do hereby certify that on this 9th day of August 1971, personally appeared before me, Donald A. Brown, of North Bonneville, Washington, and Mr. Ralph E. Carter and wife Mrs. Lovelle V. Carter, of North Bonneville, Washington; to me known to be the individuals described in and who executed the within instrument, and represented that they and each of them were authorized to and did execute the same as their true and voluntary act and deed for the purposes and intentions mentioned.

Robert J. Salvensen
Notary Public for the State of
Washington, residing at Stevenson
therein.

