

-LEASE-

This lease, made and executed between Donald A. Brown, of North Bonnewille, Washington, of the first part, and Mr. Jerry L. Randall, of North Hanoverville, 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 seventy-five (75') feet East and West, by seventy-five (75') feet North and South, known as Lots No. nine (9), ten (10), and eleven (11), in Block number Three (3), situated 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 1/4 M. in Skamania County, Washington.

With the privilege hereto, for and during the term of ten (10) years from the 1st day of July 1969 to the 1st day of July 1979, with the further privilege of a ten year extension of time, which extension shall be optional with the second party.

It is understood that the use of said ground is for the sole purpose of residence and/or living quarters, and he agrees to keep the tract free from debris and also to comply with any laws and requirements demanded by the commonwealth, and to the best of his ability to permit no undue traffic in legal practices or intoxicating liquor.

On the 1st day of July 1969, 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 five (\$5) dollars during the term of this lease.

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The first party shall pay all taxes assessed against the ground value. The second party shall provide and pay water taxes, or assessments. And he shall pay the taxes assessed on the value of his improvements. The improvements may be moved off the ground at the expiration of this lease providing lessee has faithfully fulfilled the covenants herein contained. Ten additional days of grace are allowed in which to make said rental payments to the first party.

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

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

Signed Donald C. Parsons
First Party.

Signed Jerry L. Randall
Second Party.



PARSON