

Deeds, 1970, of executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Claude V. Probst, as, of North Bonneville, Washington, of the second part.

Whereas in full consideration of the rents and other covenants hereinafter hereunto, the first party demises and leases, and does hereby lease and lease to the second party the following described property:

Said land being known as the Sportsman Cafe, beginning at a point in line with the old and new Club buildings (west), thence following the north line of the sidewalk on Evergreen Avenue, westward approximately thirty-nine (39) feet, thence northward to the south line of the established road, thence following the north line of said road eastward to the point of beginning, 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 W. M. in Skamania County, Washington.

with the privilege thereto, for and during the term of ten (10) years from the 1st day of July 1970 to the 1st day of July 1980, with the further privilege of a ten year extension of time which extension shall be optional with the second party.

On the 1st day of July 1970 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 forty-five (\$45.00) 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 cafe, and he agrees to keep the premises free from debris and also to comply with sanitary requirements demanded by the commonwealth, and to the best of his ability to permit no indecent traffic in lewd practices or intoxicating liquor.

The first party shall pay all real estate property taxes. The second party will make any constructive improvements or changes about the premises for the further improvement of his business and he shall pay the taxes assessed on the value of his equipment.

The lease rental shall include the water from the Brown Tract system but the first party shall not be held liable for necessary repairs.

This lease may be sold or exchanged at any time upon proper notice to the first party.

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

Signed Donald A. Barnes
First Party.

Signed Claude V. Hastings
Second Party.

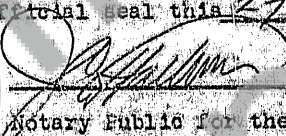


(LEASE). Claude V. Hastings. - Page 3.

State of Washington,) SS.
County of Skamania.)

I, J. C. Fowler, a Notary Public, do hereby certify that on this 27 day of November, 1913, personally appeared before me, Donald A. Brown, of North Bonneville, Washington, and Mr. Claude V. Hastings, 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 and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 27 day of November, 1913.


Notary Public for the State of
Washington, residing at Stevenson,
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This lease was made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Claude V. Hastings, 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 property.

The building known as the Sportsman Cafe, beginning at a point in line with the Rod and Gun Club buildings (west), thence following the north line of the sidewalk on Evergreen Avenue, westward approximately thirty-nine (39') feet, thence northward to the south line of the established road, thence following the south line of said road eastward to the point of beginning. 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, (28), three hundred and twenty (220') feet west of Section line between sections numbered twenty-one (21), and numbered twenty-two (22), township two (2), North Range eleven (7) East W. M. in Okanogan County, Washington.

With the privilege thereto, for and during the term of ten (10) years from the 1st day of July 1970 to the 1st day of July 1980, with the further privilege of a ten year extension of time which extension shall be optional with the second party.

On the 1st day of July 1970 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 forty-five (\$45.00) 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 cafe, and he agrees to keep the premises free from debris and also to comply with sanitary requirements demanded by the commonwealth, and to the best of his ability to permit no undue traffic in lewd practices of intoxicating liquor.

The first party may make assessments for the first taxes assessed on the lease but the first This lease the first party All the following on admini

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County of

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1973.



(LEASE). Claude V. Hastings - Page 3.

State of Washington,) }
County of Skamania. } SS.

I, J. C. Finner, a Notary Public, do hereby certify that on this 27 day of November 1973, personally appeared before me, Donald A. Brown, of North Bonneville, Washington, and Mr. Claude V. Hastings, 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 lease at their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 27 day of November 1973.

[Signature]
Notary Public for the State of
Washington, residing at Stevenson,
therein.