

and the first party between Donald A. Brown, of North Bonneville, Washington, and the second party, and Mr. Claude W. Fister, Jr., of North Bonneville, Washington, of the second party.

And in consideration of the rents and other covenants contained in this instrument, the first party demises and leases, and does hereby lease to the second party the following described property:

The land, commonly known as the Sportsman Cafe, beginning at a point in line with the forward gun club buildings (west), thence following the north line of the sidewalk on Evergreen Avenue, westward approximately thirty-five (35') 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 Chenowith 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 N. W. 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 granted 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 required by the Commonwealth, and to the best of his ability to retain no illegal traffic in land 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.

All use 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 Donalda C. Brown,  
First Party.

Signed Claude V. Hastings,  
Second Party.

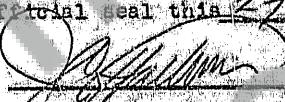


(LEASE). Claude V. Hastings - Page 3.

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

I, J.C. Farrow, 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 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  
1973.

  
J.C. Farrow  
Notary Public for the State of Washington  
residing at Stevenson  
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This lease, 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.

IT IS STATED THAT IN CONSIDERATION OF THE RENTS AND OTHER COVENANTS  
AFORESAID EXPRESSED, THE FIRST PARTY DEMISES AND LEASES, AND DOES HEREBY  
GRANT 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 Chenowith 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 undue traffic in lewd practices or intoxicating liquor.

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The first party shall pay all real estate property taxes. The second party may 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. Brown.  
First Party.

Signed Claude V. Hastings.  
Second Party.



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

I, J C Fugate, 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 the 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  
1973.

  
Notary Public for the State of  
Washington, residing at Stevenson  
theirin.