

1. Men, man and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and M. L. L. Baxter, of North Bonneville, of the second part.

2. WHEREAS, that in consideration of the rents and other covenants hereinafter expressed, the first party demise and leases and does hereby convey and lease to the second party the following described parcel of land:

A plot of ground one hundred seventy-five (175') feet North and South, and seventy-five (75') feet East and West, known as Lots numbered 10, 20, 30, 40, 50, 60 and 70, in Block number Four (4), situated in the Brown State, a part of the old Unsworth donation land claim, beginning at a point on the North line of State Road number eight (8), three hundred and twenty (320') feet East of section line between sections numbered twenty-one (21) and numbered twenty-two (22), township two (2), North range seven (7), East T. 4, in Franklin County, Washington.

3. With the privilege thereto for and during the term of fifteen (15) years, from the 1st day of January 1955, to the 1st day of January 1970, with the further privilege of a fifteen year renewal which extension shall be optional with the second party.

4. On the 1st day of January 1955, and then on the 1st day of every following year, both the second party shall pay or cause to be paid to Donald A. Brown an annual rental of six (\$6.00) dollars during the term of this lease.

5. 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 he agrees to keep the tract free from debris and also to comply with sanitary laws and requirements as issued by the government, and to the best of his ability to prevent no undue traffic in and around a or intoxicating liquor.

6. The first party shall pay all taxes assessed against the ground value.

(Seal) - Mr. J. E. Barker

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

This lease may be sub-leased or 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 W. H. A. Barker
First Party

Signed L. E. Barker
Second Party



State of Washington,
County of Skamania,

J. C. Fuller

Notary Public

that on this 4th day of December 1973, personally appeared before me, Donald A. Brown, of North Bonnaville, Washington, L. Baxter, of North Bonnaville, Washington, the known individuals described in and who executed the within instrument, and acknowledged that they and each of them are duly married and seal the same as their free and lawful acts and deed for the uses and purposes therein contained.

Given under my hand and official seal this 4th day of December 1973.

Notary Public for the State of

Washington

therein

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. L. A. Baxter, 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 one hundred twenty-five (125') feet North and South, by seventy-five (75') feet East and West, known as Lots numbered 21, 22, 23, 24, 25, 26, 27 and 28, in Block number four (4), 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. 2, in Okanogan County, Washington.

With the privilege thereto for and during the term of fifteen (15) years, from the 1st day of January 1955 to the 1st day of January 1970, with the further privilege of a fifteen year renewal which extension shall be optional with the second party.

On the 1st day of January, 1955, 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 six (\$6.00) dollars during the term of this lease.

It is understood that the use of said ground by the second party is for the sole purposes of residence and/or living quarters, and he agrees to remove the trash from debris and also to comply with sanitary laws and regulations as demanded by the Commonwealth, and to the best of his ability to prevent any undue traffic in food products or intoxicating liquors. The second party shall pay all taxes assessed against the ground value.

The second party and he shall pay which are his own the ground at the full, unlimited value and shall be allowed the full value of the ground.

This lease shall be subject to the full value of the ground at the time of the expiration of the lease.



(Lease) - L. E. Baxter - 2.

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The second party shall provide and pay water taxes or assessments, and he shall pay the taxes assessed on the value of his improvements which are his own personal property. 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-leased or assigned at any time upon proper notification to the first party in accordance with the lease conditions.

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

Signed Donald J. Brown
First party.

Signed L. E. Baxter
Second party.



State of New
County of New

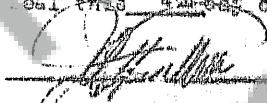
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Waseo; - Mr. L. A. Baxter - 3.

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

I, J. C. Fuller, a Notary Public, do hereby certify that on this 4th day of December, 1973, personally appeared before me, Donald A. Brown, of North Bonneville, Washington, and Mr. L. A. Baxter 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 4th day of December, 1973.


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