

LEASH. (Alber

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Albert J. Nelson, 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 beginning at a point approximately nine hundred and eighty (980') feet North of the southeast corner of the Brown tract, on the east line of the said tract, thence westward to the east line of the established road which shall serve as a street, thence following the east line of said road southward to the east line of the said tract, thence following the said line northward to the point of beginning; situated in the Brown tract, a part of the old Chenowith section line claim, beginning at a point in the north line of said tract 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 10th day of July 1974 to the 10th day of July 1984, with the further privilege of a ten year extension of time of said lease, which extension shall be optional with the second party.

On the 10th day of July 1974, 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 four (\$4) dollars during the term of this lease.

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 demanded by the commonwealth, and to the best of his ability to prohibit undue traffic in lead practices or intoxicating liquor.

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

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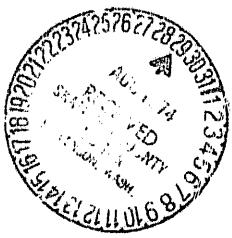
The second party shall provide and pay water taxes or assessments and he shall pay the taxes on the value of his personal property or improvements. The improvements may be moved off the ground at the expiration of this lease, providing lessee has faithfully fulfilled the covenants herein contained.

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

Signed Donald A. Brown,
First Party.

Signed Albert J. Nelson,
Second Party



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State of Washington,)
County of Skamania.)ss

Donald E. York, Notary Public, do hereby certify that on this 7th day of July, 1974, personally appeared before me Donald A. Brown, of North Bonneville, Washington, and Mr. Albert J. Nelson, 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 7th day of July, 1974.

Donald E. York
Notary Public for the State of Washington, residing at Stevens, North Bonneville, therein.

