

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 known with section line 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 Okanogan 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 prevent undue traffic in law practices or intoxicating liquor.

First party shall pay all taxes assessed against the ground value.

LEASE. (Albert J. Nelson)

The second party shall pay the rents and other covenants, the terms of this lease, and the conditions contained herein.

This lease is subject to the ratification of the Board of Commissioners. All the foregoing on administration.

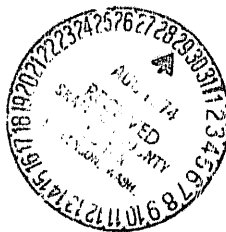


LEASE. (Albert J. Nelson) Page 2.

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 transfered 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.

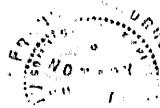
Signed Albert J. Nelson
Second Party

LEASE. (1)

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LEASE. (Albert J. Nelson) Page 3.

State of Washington,)
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I, Frank E. Woodson, 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.

Frank E. Woodson

Notary Public for the State of
Washington, residing at Stevenson
North Bonneville,
therein.

