

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. Gene Phillips, 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.

Beginning at a point approximately one hundred (100) feet West of the Southeast corner of the Brown Tract, on the North line of State road number eight (#8), which line is also the south border of the Brown Tract, thence running Westward approximately sixty-eight feet and six inches (68' 6"), to the established road which shall be used as a private entry to the Tract, thence following said road Northward approximately seventy-eight (78') feet, thence Eastward approximately fifty-seven feet and six inches (57' 6"), thence Southward to the point of beginning, situated in the Brown Tract, a part of the old Chonowith 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 twenty-five (25) years from the 7th day of August 1949 to the 7th day of August 1974, with the further privilege of a twenty-five year extension, which extension of time shall be optional with the second party. It is likewise agreed that should the Tract be later platted and sold into lots, the second party is granted the first option to purchase said holdings as per the above lease description on the land value of the property at that time.

(Lease)

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(Lease). Mr. Gere Phillips- 2.

On the 7th day of August 1949, and then on the 7th day of every following month the second party shall pay or cause to be paid to Donald A. Brown the monthly rental of eleven (\$11) dollars during the term of this lease.

It is understood that the use of said ground by the second party is for the purpose of an electric shop or other legitimate business, 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 permit no undue traffic in lewd practices or intoxicating liquor.

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

This lease may be sub-rented or transfered at any time upon proper notification to the first party on the same lease conditions and upon approval of the first party.

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

Witness:

Walter A. BrownSigned Donald A. Brown
First Party.Signed Gere Phillips
Second Party.

(Lease). Mr. Gene Phillips- 3.

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

I, Lena Jones, a Notary Public, do hereby certify that on this 8th day of Oct 1949, personally appeared before me Mr. Donald A. Brown, (single), of North Bonneville, Washington, and Mr. Gene Phillips, 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 8th day of Oct 1949.

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

