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-LEASE-

BOOK 5 PAGE 561

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Mr. C. E. Thomas, of North Bonneville, Washington, of the second part.

WITNESSETH: That in consideration of the rents and other covenants hereinafter expressed, the first party demise and lease and does hereby demise and lease to the second party the following described parcel of ground.

A plot of ground forty-four (44') feet North and South, by approximately sixty-eight (68') feet East and West, known as the North portion of Lots No. Sixteen and Seventeen, (16 & 17), and the northeast portion of Lot No. Eighteen, (18), in Block number Four, (No. 4), as shown on the plat of Brown's Court 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. M. in Skamania County, Washington.

With the privilege thereto, for and during the term of five (5) years, from the 1st day of March 1953 to the 1st day of March 1958 with the further privilege of a five (5) year extension of time of said lease, which extension shall be optional with the second party.

On the 1st day of March 1953, 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 three (\$3) 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

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Lease, Mr. C. H. Thomas - 2.

best of his ability to permit no undue traffic in hard practices or intoxicating liquors.

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. Ten additional days of grace are allowed in which to make said rental payments to the first party.

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. Thomas
First Party.

Signed James H. Thomas
Second Party.

