

LEASE AGREEMENT -

1. Lessee, John E. & Rita L. Sullivan, agree to lease a lot on Bonneville Hot Springs Resort property, approximate size 90 x ^{148 ft. 0 in. 0 ft.} 148 feet. Located south of the mobile homes which are due south of the office building.
 2. Cost of the lease will be for \$100.00 per month, with the cost increasing as the average price of mobile home lots increase in the area, of Skamania County. The building is based upon two mobile-home lots.
 3. Lessor, Daryl Peterson & Doug McKenzie, shall provide for improvements on the property for the location of the building. These will include septic tank drainfields, utilities, and roadwork. The roadwork will link the building with the Carpenter-Moffets Springs road at the south end of the property. Roadway will be graded and rocked making it satisfactory for winter use. Improvements made by the Lessor will be accepted against payment of the lease.
 4. Lessor shall pay the taxes, insurances, and utilities on said building.
 5. Lessor shall have the ability and authority to sell the building within the ten year period. Lease will have to be renegotiated with the Lessee at the time of the sale. Cost of the new lease will be paid for by the Lessor.
 6. Lessor shall maintain the building, lots, utilities, and roadway for its operation during the 10 year period.
 7. Lessee cannot terminate the lease for any reason other than non-payment or failure to abide by terms of the lease.
- LEASE AGREEMENT CONT'D.
8. Lessor can terminate lease and move building at any time, with no utilities removal or reimbursement.
 9. Lessor shall follow current ground rules of the Bonneville Hot Springs Resort property.
 10. Lessor shall have first opportunity to purchase building upon sale.
 11. Length of the lease is ten years, beginning July 1, 1975. Upon termination of this lease the Lessor shall remove the building at his expense or it will become the property of the Lessee.
 12. Lessor agrees to provide city water to the building as soon as it becomes available to the property.
 13. Improvements made by the Lessor to the property will be at the regular price. Necessary foundation work to the building for its operation will not be considered improvements to the property, and will be removed with the building upon the end of the lease.

PRICE OF LEASELENGTH OF LEASE, July 1, 1975 to July 1, 1985PAYMENT SCHEDULE \$100.00 per month, plus 1% on any unpaid balance, and increases as per item #2.

Nov. 4, 1975

LESSOR & LESSEE AGREEING TO LEASE:*Daryl Peterson**Rita L. Sullivan*

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3. Lessor, Daryl Peterson & Doug McKenzie, shall provide for improvements on the property for the location of the building. These will include septic tank drainfields, utilities, and roadwork. The roadwork will link the building with the Carnter-Moffets Springs road at the south end of the property. Roadway will be graded and rocked making it satisfactory for winter use. Improvements made by the Lessor will be accepted against payment of the lease.
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LEASE AGREEMENT CONT'L.

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PRIME OF LEASE

LENGTH OF LEASE: July 1, 1975 to July 1, 1985

PAYMENT SCHEDULE \$100.00 per month, plus 1% on any unpaid balance, and increases as per item #2.

Nov. 9 1975

LESSOR & LESSEE AGREEING TO LEASE:

Doug McKenzie
Doug McKenzie

Daryl Peterson
Daryl Peterson

Nita L. Sullivan
Nita L. Sullivan

John E. Sullivan
John E. Sullivan

