

L E A S E

This agreement made this 3rd day of February, 1976, between Delphia Brink, a divorced woman, hereinafter called the lessor, and Steven Donovan and Barbara Donovan, husband and wife, hereinafter called the lessees, WITNESSETH:

That the Lessor does by these presents, lease and let unto the said lessors the following described property located in Skamania County, State of Washington, to-wit:

One (1) acre, located in the Northwest corner of the following described property, to-wit:

The Northeast quarter of the Southwest Quarter of Section Eight (8), Township One (1) North of Range Five (5) East of the Willamette Meridian, further described as follows:

Beginning at the Northeast corner of the above described property and extending 208.71 feet South, thence West 208.71 feet; thence North 208.71 feet, thence East 208.71 feet, connecting with the starting lines.

TOGETHER with an easement or water right as granted to Grace Lock, a widow, to allers by instrument dated July 18, 1957, recorded in Book 44 of Deeds at page 51, records of Skamania County, Washington.

with the appurtenances thereto and thereon, for the term of one year from the 10th day of February, 1976 to the 10th day of February, 1977, at a monthly rental of \$150.00 per month to be paid on or about the 10th day of each month. That lessees are to pay the first and last month's rent upon signing this lease.

It is hereby specifically agreed that the lessees shall have and are hereby granted an option to purchase the property herein described at the agreed price of \$18,000.00. It is agreed that the contract shall call for a downpayment of one-half of the rent to be applied upon said downpayment plus \$1000.00 more upon exercise of the option to purchase with monthly payments of \$150.00, and interest at 8 1/2 % on the unpaid balance. In the event that the lessees fail to exercise this option they hereby agree to pay the lessor the sum of \$150.00 to cover the costs of repairing and repainting the dwelling located on said property. The option herein referred to is to be exercised and notice given thirty (30) days prior to the expiration of the term of the lease herein contained.

It is further agreed that the lessor shall pay the insurance premiums on the dwelling and pay the taxes upon the property herein described. In the event any rent shall be due and unpaid or if default shall be made in any of the covenants and agreements herein contained by the lessees, it shall be lawful for the lessor to re-enter the said premises and remove all persons therefrom. The lessees hereby agree not to lease or sublease the whole or any part of said premises or to assign this lease or any part thereof without having obtained the written consent of the lessor and the lessees further agree that at the expiration of this lease they will quit and surrender the said premises in as good condition and repair as they now are, reasonable wear and tear, damage by the elements or fire excepted, or exercise the option hereinabove granted.

The lessor hereby covenants and agrees that as long as the lessees comply with the terms and conditions hereof in the times and manner as herein specified during the fully term of this agreement and lease they shall quietly hold and enjoy said property and premises and the whole thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of February, 1976.

Delphia Brink
DELPHIA BRINK
LESSOR

Steven Donavan
STEVEN DONAVAN
LESSEE

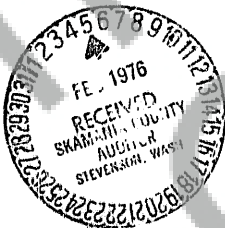
Barbara Donavan
BARBARA DONAVAN
LESSEE

STATE OF WASHINGTON }
COUNTY OF CLARK } ss.

On this day personally appeared before me Delphia Brink, Lessor, and Steven Donavan and Barbara Donavan, husband and wife, Lessees, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 1st day of February, 1976.

Laurel Grant
NOTARY PUBLIC in and for the State of Washington, residing at Washougal



Lease - 2.

GARVER, GARVER & LEINER
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