

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this day by and between STEPHEN B. KAHN and RUTH L. KAHN, husband and wife, hereinafter called the Grantors, and BI-STATE REDI-MIX INC., an Oregon Corporation, hereinafter called the Grantee.

WITNESSETH:

Whereas, the Grantor holds a vendees' interest in certain real property situated in Skamania County, Washington which the Grantee is desirous of leasing, with an exclusive use.

Now, therefore, in consideration of the foregoing, the mutual promises and benefits hereby given and received, respectively, by each party, and for additional valuable consideration, receipt of which each party further hereby acknowledges, then it is hereby agreed as follows;

1. LEASE AGREEMENT: Grantor hereby leases the Grantee the property hereinbelow described on terms hereinbelow set forth.

2. DEMISED PREMISES: That real estate described in a Real Estate Contract of Sale between the Grantor and Grantee executed on the 8th day of October, 1976 said description incorporated into this instrument by reference and attached hereto as Exhibit A, situated in Skamania County, Washington.

3. TERM: The term of the lease shall be for a period of four (4) months beginning September 10, 1976 and ending January 10, 1977.

4. RENTAL: Grantee shall pay to the Grantor the sum of \$1600 for the term of the lease, to be paid in monthly installments of \$400, the first payment to be made upon the execution of this lease agreement and each successive payment to be made on or before the 10th of each succeeding month.

JOSEPH L. UDAL
ATTORNEY-AT-LAW
CLINTON BLVD.
PO BOX 104
WHITE SALMON, OR
97142
509-393-3443

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5. OTHER TERMS AND CONDITIONS: Grantor grants unto the Grantee the right and permission to secure timber cutting permits, conditional use permits and permits for development and production of water for industrial uses from the appropriate governmental agencies relating to the above described real property.

Grantor grants unto the Grantee the right to cut timber on said property and to retain any and all monies derived from the sale of the severed timber, except as set forth on page 3 of real estate contract between parties executed Sep. 21, 1976. Grantor grants unto the grantee the right to prepare and develop the said property consistent with the uses contemplated by Grantee and allowed by law.

This lease shall be binding upon the heirs, successors and assigns of the Grantor and Grantee.

DATED this 10th day of September, 1976.

Stephen B. Dal Bi-State Redi-Mix Inc.
Ruth L. Kahn By: Randall S. Johnson
 GRANTORS GRANTEE

STATE OF WASHINGTON) ss.
 County of Klickitat)

On this date personally appeared before me ~~STEPHEN B. KAHN and RUTH L. KAHN~~, husband and wife, and RANDALL S. JOHNSON a qualified officer for Bi-State Redi-Mix, Inc., to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their own free and voluntary act and deed, for the uses and purposes herein mentioned.

GIVEN under my hand and official seal this 19 day of October, 1976.



Joseph L. Dal
 Notary Public in and for the State of Washington, residing at White Salmon, Washington.

JOSEPH L. DAL
 ATTORNEY-AT-LAW
 CAROL BLDG.
 BOX 98
 WHITE SALMON, WA
 98672
 209-380-3443