

W H A T

This lease agreement made date between RICHARD J. BOSS and
SUSAN A. BOSS, husband and wife, hereinafter referred to as "LESSOR",
and the CALIFORNIA EVANGELICAL ASSOCIATION, INC., a corporation,
hereinafter referred to as "LESSEE".

W E X P L A I N

that for and in consideration of the rental payments and
mutual payments herein contained the Lessor does hereby lease and de-
nise unto the Lessee, and Lessee does hereby let and rent of the Lessor,
the following described tract of unimproved real property, situated
in Skamania County, State of Washington, to-wit:

Beginning at a point on the West line of the South-
west quarter of the Northwest quarter of Section
Thirty-three (33), Township Two (2) North, Range 5
East of the Walla Walla Meridian, which point is the
Northwest corner of the plat of Preachers Row lots,
according to the duly recorded plat thereof; thence
North along said West line 100 feet; thence East
250 feet; thence South 100 feet to the North line
of said plat; thence West along the North line of
said plat 250 feet to the point of beginning.



for a term of five (5) years commencing on April 15, 1967, and expir-
ing on April 15, 1972, for use by Lessee solely as an athletic field
in connection with Lessee's church and community activities, subject
to the following terms and conditions:

1. Lessee covenants to pay to Lessor as rental for said
premises the sum of TWENTY FIVE DOLLARS (\$25.00) a year, payable in
advance on the first day of each such annual term.
2. Lessee covenants to use the leased premises in a lawful
manner, to maintain the same in a clean and sanitary condition and to
make no use of the same which will constitute a public or private
nuisance. Any improvements or structures erected on said property
during the term of this lease shall, at the request of Lessor, be re-
moved at the termination of the lease.

20000

3. Lessor shall furnish to Lessee at the time of delivery of the leased property, or liability resulting by reason of damage to or loss of the leased property, and Lessor specifically covenants to cause to effect a policy of liability insurance covering the leased property with policy limits of not less than \$50,000.00 per such person for personal injury, and of not less than \$100,000.00 for any one accident for personal injury, none of which insurance coverage will be furnished to Lessor or Tenant.

4. Time and exact performance shall be to the balance of this lease. If Lessee shall default in the payment of said rental, or shall otherwise fail or neglect to perform the terms of this lease, then Lessor shall be privileged, at his election, to terminate and forfeit the within lease and recover the possession of said property, or Lessor shall be privileged on such default to seek any other remedy provided by law. Any notice concerning the performance or enforcement of this lease may be given to Lessee by certified mail addressed to P. O. Box 11072, Portland, Oregon, 97211, or to such other address as Lessee may designate in writing.

IN WITNESS WHEREOF, the parties have executed this lease

this 10 day of April, 1967.

Richard J. Ross RICHARD J. ROSS
CALIFORNIA INSTRUMENTAL ASSOCIATION, INC.

William S. Ross WILLIAM S. ROSS

STATE OF WASHINGTON

COUNTY OF CLARK

On this day of April, 1967, I, RICHARD J. ROSS
and WILLIAM S. ROSS, do hereby declare under oath,
and the contents of this affidavit are true to the best of my knowledge,
that they signed the foregoing instrument
for the uses and purposes therein set forth.

APRIL, 1967