

THIS LEASE, made this 9th day of January, 1976 between ROSS B. SHEPARD and LUIS B. SHEPARD, husband and wife, hereinafter called the "lessor," and R. CLARK ZIEGLER and CAROLE L. ZIEGLER, husband and wife, hereinafter called the "lessee,"

WITNESSETH: The lessor does hereby lease to the lessee the following described real estate with the appurtenances, situate in the County of Skamania State of Washington:

All real property owned by the lessors in Section 19, Township 3 North, Range 10 E. W. M. lying northerly of the county road known and designated as the Cook-Underwood Highway EXCEPT two acres of uncleared land AND EXCEPT equipment shed;

TOGETHER WITH the rights of the lessor to the use of water available from the community spring for the purpose of spraying.

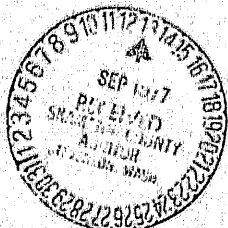
for the term of ~~FIVE YEARS~~ <sup>Ten (10) Years</sup> from the 22nd day of March, 1977 at the monthly rent or sum of FIFTY and No/100 Dollars, payable in advance on the 15th day of each and every month during the term of this lease.

And It Is Hereby Agreed, That if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said lessor to re-enter the said premises and remove all persons therefrom; and the said lessee hereby promises and agrees to pay the said rent in the manner herein specified; and not to lease or sub-lease the whole or any part of the said premises nor assign this lease, or any interest therein, without the written consent of the lessor.

The lessor hereby acknowledges the receipt of the sum of Six Hundred and No/100 (600.00) Dollars for rent for the last twelve months of this lease. Lessee shall have the right of first refusal for any bona fide sale or release by the lessor. Lessee is entitled to all crops harvested on said real property during the term of this lease. Lessee shall reimburse lessor for prorated real property taxes payable in 1978 and subsequent years during the term of this lease.

And at the expiration of term of this lease, the lessee will quit and surrender the premises in their present condition, ordinary wear and damage by the elements or fire excepted.

In Witness Whereof, The parties hereto have signed and sealed this lease the day and year first above written.



Ross B. Shepard (SEAL)

Luis B. Shepard (SEAL)

R. Clark Ziegler (SEAL)

Carole L. Ziegler (SEAL)

STATE OF WASHINGTON  
County of Klickitat

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 22 day of March 71, personally appeared before me Ross A. Sheppard  
R. Clark Zeisler Charles L. Zeisler  
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Louis E. Hall  
Notary Public in and for the  
state of Washington,  
residing at Walla Walla, Wash.

84869

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WARRANT FILED BY

Charles L. Zeisler  
OF Walla Walla, Wash.

AT 11:30 A.M. ON March 22, 1971

WAS RECEIVED IN BOOK 84869

ORIGINAL WARRANT FILED IN

RECORDS OF SKAMANIA COUNTY, WASH.

Louis E. Hall  
COUNTY AUDITOR

REGISTERED
INDEXED: DIR.
INDIRECT
RECORDED
COMPARED
VALUED