

SECTION B TERMINATION

8.01 Default and Notice. If any default shall be made on the part of the Lessor in the observance or performance of any of the terms, covenants, agreements, or in writing furnished by him to be observed or performed and such default continues for sixty (60) days after written notice, the lessor may, at its option, immediately terminate this lease, forfeit Lessee's interest therein, and forthwith exclude the Lessee from the premises and from all right, hereunder, but the Lessee shall nevertheless be liable to the Lessor for all liabilities incurred hereunder prior to such termination. Waiver of any default hereunder shall not constitute a waiver of any subsequent default. Service of any notice provided for herein by the Lessor may be made by depositing such notice in the United States mails addressed to the Lessee at:

12403 S.E. McGillivray Blvd., Vancouver, B.C. V6A 2L4

8.02 Master Lease Termination. It is expressly understood that Lessor has leased the premises from the State of Washington for a period ending June 1, 2025. The master lease provides that in the event it is terminated for any reason whatsoever, prior to the lease termination date, with term, then it shall operate as an assignment to the State of Washington of this lease together with the unexecuted right of the State to receive payment of the rents herein provided from the date of said assignment.

8.03 Failure to Provide Property Report. Lessor shall have the option to void this lease if he does not receive a property report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development, in advance of, or at the time of, the signing of the lease. The Lessee shall have the right to revoke this lease within 48 hours after signing the lease if he does not receive the property report at least 48 hours before signing the lease. However, this option to void the lease shall not apply where the Lessee has received the property report and expected the lot to be leased in advance of signing the lease and acts in good faith by his signature that he has made such inspection and has read and understands such report.

Lessor shall have the option to void this lease if he does not receive a property report prepared and pursuant to the rules and regulations of the Oregon Department of Consumer Protection 902-02-200-012300 in advance of his signing this lease.

Each and every grantee of all foregoing rights and interests shall have to the benefit of the respective heirs, representatives, successors and assigns of the parties to the lease, as well as more than one person, the liability of such persons hereunder shall be joint and several.

8.04 Easements. Anywhere on the part of the City Board, 10 boat easements are reserved to the Lessor and its assigns on the water front of lines of lot 16, 17, 18, 19, 20, 21, 22, and 23 for purposes of community boat docks. Said easements shall not prevent lessees of the lots from developing their own private docks, provided such facilities do not interfere with the boat traffic pattern of the community dock system.

Five boat easements are reserved to the Lessor on the right of way northerly for line of lot 19, and the northerly for line of lot 11 for access to the water front of the lots. No new boat dock or a detachment by Lessor of additional boat docks, unless by written agreement, shall be permitted.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year as follows:

Sept., 1973. 87928

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE ATTACHED
INSTRUMENT OF WRITING, FILED BY

Mitchell & Payne
c. Vancouver, Wa

at 1045 A.M. on 17-11-79

WAS RECEIVED IN BOOK 6

OF LINE PAGES AT PAGE 110

* RECORDS OF SKAMANIA COUNTY, WASH.

J.P. Todd

COUNTY AUDITOR

* J.W. Adair

REGISTERED
INDEXED: DIR.
INDIRECT
RECORDED
COMPARED
MAILED

11-26-86

LEADER

11-26-86

I and hereby acknowledge that prior to the signing of this lease, I have read and understood the OREGON PORT REPORT prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development, of Interstate Land Sales Registration and the OREGON PORT REPORT prepared pursuant to the rules and regulations of the Oregon Securities Control Law ORS 92.740 - 92.790. I further declare that I have not violated the law while leasing.