

CABIN SITE LEASE continued

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SECTION 8. TERMINATION

8.01 **Default and Notice.** If any default shall be made on the part of the Lessee in the observance or performance of any of the terms, covenants, agreements, or provisions of this lease 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 rights 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

~~2009 Lewis River Drive, 24, Montford, Washington~~

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, 1925. The master lease provides that in the event it is terminated for any reason whatsoever, prior to the lease termination date, such termination shall operate as an assignment to the State of Washington of this lease together with the unrecanted 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. Lessee 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, his signing the lease; and Lessee shall have the right to revoke this lease within 48 hours after signing the lease if he did not receive the property report at least 48 hours before signing the lease. However, this option to void the lease shall not apply where Lessee has received the property report and inspected the lot or lots to be leased in advance of signing the lease and acknowledges by his signature that he has made such inspection and has read and understands such report.

Lessee shall have the option to void this lease if he does not receive a property report prepared and purchased pursuant to rules and regulations of the Oregon Surface Mining Control and Reclamation Act, ORS 92.210-92.990 in advance of his signing this lease.

Each and every provision of this lease shall bind and shall inure to the benefit of the respective heirs, representatives, successors and assigns of the parties. In the event there is more than one person, the liability of such persons hereunder shall be joint and several.

[illegible]

most of "The North Woods", 20 full allotments are reserved to the Indians, Lots 17, 18, 19, 20, 21, 22, and 23 for the purpose of continuity of the allotment from a quarrying operation. It also includes two allotments of the community, one each on the north and south sides of the community, both running on the southern lot line of Lot 10, and the 100' distance, to serve as a highway to and from Lot 4. It is determined that "The North Woods" community,

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March 1973 72500

WATER FRONT RECREATION, INC.

By ESL
President

By _____
Secretary

LESSOR

LESSER

I (we) hereby acknowledge that prior to the signing of this lease, I (we) have received, read, and understand the PROPERTY REPORT prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development (Office of Interstate Land Sales Registration) and the PROBATE REPORT prepared pursuant to rules and regulations of the Oregon Subdivision Control Law ORS 92.210 - 92.225. I (we) also acknowledge that I (we) have inspected the lot to be leased.

Edward Elgar

6-10-1978

! ! SSEE