CABIN SITE LEASE

| WATER FRON'T RECREATION, INC., a Washington corporation, havelnafter called Lessey, in |
|--|
| consideration of the rents to be polic and consenents to be performed by John H. Klain + Jungmin Stein |
| hercinafter called Lesseo, leases to Lesseo the following described cabin site on the terms and conditions stated heroin: |
| Cabin site number 199 of the North Woods as shown in red on Exhibit "A" attached hereto (all distances being approximations), being part of Government Lots 4 and 8, Section 26, Township 7 North, Range 6 East, W.M., Skamania County, Washington, SUBJECT, however to an easement for right of way for access road acquired by the United States of America, United States Forest Service. SECTION 1. OCCUPANCY PECELVED |
| United States of America, United States Forest Service. |
| SECTION 1. OCCUPANCY |
| SECTION 1. OSCUPANCY RECEIVED 101 Term. This Lease is granted for the period beginning Light 32, 1978, and Alternating on Light 1, 2025, unless sooner terminated as hereinafter provided. |
| RECEIVED 1, 2025, unless sooner terminated as hereinafter provided. Alternating on Title 1, 2025, unless sooner terminated as hereinafter provided. AUDITION WASH JR. 0.2 Master Lease. Lessor holds the above-described premises under a lease, herein fragred to as stryellous, wash dated August 11, 1970, from the State of Washington, acting by and through the ant of Natural Residence. 1.03 Master Lease Incorporated. The master lease is on file with Lessor and is available for inspection. |
| 1.03 Master Lesse Incorporated. The master lease is on file with Lessor and is available for inspection. Lessee's rights hereunder are subject to all the terms, provisions, exceptions and reservations set forth in said master lease (as to which Lessee is a sub-lessee) and incorporated herein by reference, including, without limiting the foregoing an easement for right of way for an access road acquired by the United States of America, United States Forest Service and the right of the State of Washington to inspect the premises at reasonable times. |
| SECTION 2. RENTAL |
| 2.01 Blasic Rental. As rental for each lease year, the Lessee shall pay the sum of Annu hunch |
| 2.01 Basic Hental. As rental for each lease year, the Lessee shall pay the sum of North Lessee shall pay the sum of North Lessee shall pay the sum of North Lessee in September in each year, hereinafter referred to as the "anniversary date." All payments shall be made to Lessoe at 9655 S.W. Canyon Fload, Portland, Oregon, or at such other place at which the Lessor may notify the Lessee in writing. Rent for the fraction of any lease year shall be prorated. The lease year shall be from September 1 through the succeeding August. |
| 2.02 Rent Adjustments. Lessor may, as of any anniversary date, increase the annual rental as follows: (a) Under the master lease, Lessor's rental to the State of Washington may be increased on June 1, 1980, and at 'r , vals of not less than ten (10 · years thereafter. Lessor may increase Lessor's rental hereunder at such times as Lessor 'ental under the master lease 's increased. The amount of suc', increase that the Lesses shall be responsible for and recuired to pay shall equal the total rental increase under the master lease to Lessor multiplied by the Lesses's annual rental to the Lessor divided by the total annual rental of the Lesses of the sites in the North Woods. Annual rental as used herein shall mean the total rent the Lessoe is required to pay to Lessor for the year immediately preceding the year of the increase. The aforesaid formula is illustrated as follows: |
| Lessee's share Increase under master lease X Lessee's annual rental Total annual rentals of sites |
| (b) In addition to the increase permitted under subparagraph (a) above, Lessor may as of any anniversary dute, increase the annual rental hereunder on account of taxes and assessments against said real property in an amount, which together with prior increases on account of taxes and assessments, shall not exceed the total of the amount by which taxes and assessments on the land covered by the master lease exceeds such taxes for 1970, divided by the number of im- proved cabin sites on said anniversary date. |
| (c) Finally, every ten years beginning September 1, 1980, the annual rentel shall, at the option of the Lessor, be adjusted to reflect the percent of increase from September 1, 1970, in the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Lebor; that is, the annual rental each year for the succeeding ten years shall be increased as compared w. or the annual rental as set forth herein by the same percentage as the increase in said Consumer Price Index differs from said Index for September 1, 1970. |
| SECTION 3. LESSOR'S CONVENANTS |
| 3.01 Declaration in order to preserve the natural beauty of the North Woods, to provide for the control of structures erected thereon, imprimements to be made thereon, and for the purpose of extending to the students therein the greatest possible greate, enjoyment, privacy, health, comfort, safety, and preservation of property values, Lessor does hereby certify and declare that with the sole exception of lot 19, which is the North Woods Seles Office, the following reservations, conditions, covenants, agreements and restrictions shall become and are hereby made a part of all lesses of property within the plat of the North Woods as the same appears on the map survey recorded in the office of the County Auditor of Skemania County, Washington. |
| 3.0.7 Bust Dock. Lessor shall construct a boat dock for the common use of residents of the North Woods. In the event construction of said boat dock is not completed by Soptember 1, 1972; it is hereby agreed that in lieu of such construction, Lessor shall contribute \$5,000.00 to the North Woods As. for construction of such dock. |
| SECTION 4. USE OF SITE |
| 4.01 Permitted Use. The cabin site shall be used only for residential purposes. No building shall be erected, altered, placed, or permitted to remain on the cabin site other than one detected single family dwelling and buildings incidental to residential use, and the cabin lite shall not be further subdivided into building lots. |
| 4.02 Co. dition of Site. The premises hereby lessed have been inspected by Lesses and Site accepted in state present condition. |
| 4.03 Vehicles. No vehicles shall be parked in risdways. Vehicles shall nitt be operated careleady of in extension of posted spaces. No vehicle shall be operated ac any time without a muffler in good working order. Excessive starts or annoying anoke are forbidden. |
| 4.04 Maintenines. All lots shall at all times be kept in a clean, signity, and wholesome condition and no trash, gerbige, litter, junk, bekin, containers, bottles, cans, machinery, implements, lumber, or other building materials. The permitted to be of rentin exposed on any lot and viable from any street or adjoining or northy premise. |
| 4.05 8ijns. No signs of any kind shall be displayed to the public view on any lot in the tract except was professional sign, of not more than 18 inches by 24 inches in size, advertising the property for sale or rank, and except, aligns well by a builder or developer to advertise the property during the construction and Vaes period. |
| 4.06 Nulsenie. No noxious or offensive trade or estility shall be carried on or upon any for in the most nor shall only in the area: |

P' GE ONE - CABIN SITE NEASE

4.07 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, not be allowed to become an annoyance or nuisance to the neighborhood. permitted on any lot.

4.08 Incineration. Because of unpleasant odors and unsightliness, no individual incinerator will be

4.09 Fires and Fireplaces. Interior fireplaces, stoves, or other type burner must be fireproofed by use of sparkproof screens. All fires must be extinguished before leaving cabin. No fires shall be lift or maintained outside of

4.10 Firearms and Fireworks. Discharging firearms, firecrackers, rockets or any other fireworks within the North Woods area shall be prohibited.

4.11 Commercial Use. No platted lot shall be used for any commercial purpose, except that a Lessee ه. ا Commescial Use. الاه piatted for shall be used for any commercial purpose, except that a Less may rent his cabin from time to time, and in such case shall be responsible that his tenants abide by these covenants.

4.12 Motorbikes. No motorbike or motorcycle riding of any nature shall be allowed except for

4.13 Fire Extinguisher. One fire extinguisher (minimum two quart capacity) must be kept in every cabin. 4.14 Trailers and Tents. No tent, house trailer, or mobile home, whether the same be on wheels or not, 4.14 Trailers and Tents. No tent, house trailer, or mobile nome, whether the same be on wheels shall be permitted on any lot except during the period of cabin construction and for guests over a weekend period.

4.15 Solicitation. There shall be no solicitation or distribution of handbills or circulation of any kind without the written consent of Lessor.

4.16 Hose Bibs. One hose bib shall be installed on outside wall of each cabin for fire protection on or before completion of the cabin.

SECTION 5. IMPROVEMENTS 5.01 Plans Approved. No building shall be erected, placed, or altered on the cabin site until the or struction plans showing the location of the structure have been approved by the Lessor as to conformity with plan of struction plans snowing the location of the structure have been approved by the Lesson as to conformity with plan of development, quality of workmanship and materials, harmony of external design and color with existing structures, and as development, quality of workmanship and materials, narmony of external design and color with extended to location with respect to topography and finish grade elevation. Such approval shall be in writing.

5.02 Building Materials. All building construction shall be of log or wood frame. Wood frame stucers or simulated brick veneer construction is expressly prohibn. All roofs shall be of wood shingle or shake, or of as acceptable composition — color to be approved prior to application by the Lessor or such person or persons designated by Lessor.

5.03 Completion. Cabins must be completed from all outward appearance within one (1) year from the b.us Completion. Cabins must be completed from all outward appearance within one (1) year from a time such construction is started. Cabin construction must be started within three years from the date of the signing of

5.04 Tree Removal. The Lessee of each cabin site may remove from said site all trees, shrubs, and foliage necessary to prepare the property for building subject to the following conditions:

As required by the State of Washington in the master lease, any tree whose diameter is over 8" at chest height must be marked by Lesses for Lessor's inspection. Lessor will

As required by the State of Washington in the master lease, any tree whose diameter is over 8" at chest height must be marked by Lesser for Lessor's inspection. Lessor will then notify the Washington State Department of Natural Resources and request their stendard appraisal of value. Lesses will then pay Lessor for the value of the true before removal. Any additional clearing beyond that necessary for the construction of improvements shall be prohibited. The intent is to remove as few trees as possible to the

5.05 Lot Markers. Lessee will use all reasonable care to make certain that the lot markers, as established by Lessor, are not regred or destroyed.

5.06 Improvements Other Than On Cabin Site. No improvements of any kind shall be constructed or but improvements other inan on capin site. No improvements of an placed upon any area covered by the master lease without Lessor's prior written consent.

5.07 Ownership of improvements. The master lease provides as follows: "8.04 Ownership of improvements. The master lease provides as follows:

"8.04 Ownership of Sup-lease Improvements. All buildings and improvements, excluding removable personal property and trade fixtures on the leased site [North Woods] erected by Sub-leased Lesses herein] will remain on taid site after explication of this least imaster lease of any sux-lease (this lease) by the State under the provisions of paragraph 5.09 provided, however, unon the supriation of the load (master lease), if the State state (supplies of the load site (North Woods) is a unit, then each sub-lessed (Lesses herein) shall have a to Aferentia or other state (North Woods) to re-lease from the State its sub-lease disconting the load site (North Woods) to re-lease from the State its abundance of acceptance of any ro-lease of the load arcs; provided, further, upon the termination of explication of any ro-lease of the load site of sub-leased at the total condition of any ro-lease of the load site or sub-leased at the total condition of sub-lease of the load site of sub-leased at the total condition of sub-lease of the load site of sub-leased at the total condition of sub-lease of the load site of sub-leased at the total condition of sub-lease of the load site of sub-leased at the total conditions of the sub-lease of sub-leased at the total conditions of the sub-lease of sub-leased at the total conditions of the sub-lease of May 3); 2025."

The parties herato alree that the terms and conditions of the above quoted paragraph shall be applicable provided.

(a) That Lease's is not in default under, any of the torms and conditions of this lease. (b) That Lease's lease expires May 31, 2025. In the event of earlier expiration of this lease, and improvements located upon the promises shall be the property of Leaso. rties hereto Surther egroe that the benefits of peragraph 8 (IX of the master lesse shall be unforceable solely light state. the State of Washington

B.O.S. Testes and Academents. The Lesson shall pay in annual payments all taxes and resolving with the bases viral bocomies charged against the improvements placed upon the cabin site, now or in season and taxes and against the law.

the relate of the forth Words American Turned in the pier and outside one of the first and outside of the forth Words Americanian in the resonable for the interest of the first and outside one of the resonable for the interest of the interest of the resonable for the interest of the interest of

SECTION 19. UTILITIES

6.01 Sawage. Individual sawage disposal systems installed by Lessee must be designed, located, and constructed in accordance with the legal regulations, laws and ordinances of Skamania County and the State of Washington.

6.02. Reservation. Lessor reserves to itself and to its successors and entires essements in, tinder, and along all ruads and other common areas in the plat for any utilities whether presently invitated or not. In addition, an earnest is reserved in an eras five (5) feet by ten (10) feet in one carner of each lot (to be selected by Lessor) indicining the road, for electric transformer vault and/or telephone and power service pedestals if any. And the assignment of the least to each individual lot shall be subject to the right to cross over or under the same along the lot lines, with utility lines if such may be necessary in the development of this subdivision or adjoining subdivisions.

6.03 Water. Each cabin site has or will be furnished water at or near the lot line. Each lessee agrees to receive water from the water system supplying the North Woods and further agrees to pay Lessor \$225.00 for the right to connect to said system.

6.04 Maintenance. The lessee shall bear the responsibility and expense of furnishing, installing, backfilling, and maintaining each underground trench or other digging upon such cabin site which is necessary for any utility connections or facilities to serve such cabin site.

SECTION 7. MISCELLANEOUS

7.01 Lauce's Duties. Lessee agrees to comply strictly with the Lessor's rules and regulations and all applicable Federal, State, County, and Municipal laws, rules and regulations relating to all activities contemplated under this lesse, including but not limited to, use of public or private rounds, parking, fire and prevention of fire, public health, and pollution of streams or lakes, and to assume all obligations theruby imposed upon the Lessor. Lessor may inspect the cabin site and cabin at any time to determine compliance with the terms of this lease.

7.02 Indomnification. Lessee hereby agrees to assume all risk of, and indemnify and hold harmless, and 7.02 Indomnification. Lessee hereby agrees to assume all risk of, and indemnify and hold harmless, and at the Lassee's expense, defend the Lassor from and against, any claims, loss, cost, legal actions, liability condense of the Lassor, or damage to or destruction of property to whomsoever historiang but not limited to property of the Lassor, which might result from Lessee's activities on the leased premises. The Lassee further agrees to indemnify and save harmless the Lassor from any loss, cost, suit or expense resulting from Lessee's failure to completely with any of the provisions of any angligable laws rules or regulations. applicable laws, rules or regulations.

7.03 Insurance. Lessee shall obtain fire, casualty and liability insurance as follows:

(a) Fire and casualty insurance in a sufficient amount to cover the replacement cost of any or all improvements upon the leased premises. Such insurance shall be carried by a responsible company or companies satisfactory to Lessor and the policy or policies shall be endorsed and delivered to Lessor with provision for thirty (30) days'

- (b) Liability and property insurance insuring Lessor and Lessee against all liability for damages to persons or property caused by the maintenance, use or occupancy of the lessed premises or by reason of the conduct of any activity carried on therein. Such insurance shall be carried by a responsible company or companies satisfactory to Lessor in amounts not less than the following limits, namely:

 - Bodily injury to or death of any one person, \$5,000.00; Bodily injury or death resulting from any one accident to two or more persons, \$10,000.00; and property damage, \$1,000.00.

Lessee shall deliver to Lessor certificates and receipts evidencing said policies of insurance and further provide with the company or companies for thirty (30) days' notice of cancellation to Lessor.

7.04 Assignment. Without the prior written consent of Lessor, Lessee shall not assign this lease or any interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest therein, or subjet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assigned by opera-interest. tion of law shall assign or sublease without such written consent.

7.05 Weiver. Any waiver by the Lessor of any provisions hereof must be in writing, and any of the covenants, conditions, restrictions, in this lease may be annulled, waived, changed, or modified with respect to all or any portion of said property by Lessor at any time.

7.06 Attorneys' Fess. In the event any action, suit, proceeding or appeal therefrom is brought to collect 7.06 Attorneys' Fess. In the event any action, suit, proceeding or appeal therefrom is brought to collect the rent due or to become due has sunder, or any portion thereof, or to get possession of said premises, or to enforce compliance with this lease, or for failure to observe any of the coverants of this tesse, the prevailing party shall be entitled to pliance with this lease, or for failure to observe any of the coverants of this tesse, the prevailing party shall be entitled to pliance with this lease, or for failure to observe any of the coverants of this tesse, the prevailing party shall be entitled to plant the prevailing party shall be entitled to plant the process of the process

7.07 Condemnation. The parties heroto shall receive any sums or damages paid or awarded by reason of any taking, condemnation or acquisition during the existence of this lease as their interests therein shall then appear, whether or not by litigation, by any authority, person or corporation, whether public or private, of any title to or interest in all or

7.08 Reservoir Level. The Lesses ecknowledges by signing this lesse that Pacific Power and Light
Company by the right to fluctuate the waters of Swift Reservoir at any time within the provisions of Federal Power Company by the right to fluctuate the waters of Swift Reservoir at any claim of demage and shall indemnify Pacific Power/
mission Liumse No. 2111 or as amended. The Lesses shall waive all claims or demage and shall indemnify Pacific Power/
and Light Company, the State of Washington, Lessor or their successors, if, any, against any claim of demage arising from
fluctuation in reservoir level or impairment of recreational use of the reservoir or choreside or floating facilities.

7.09 Validity of Provisions. The determination of any Court that any providions of this leave are unlawful or void shall not affect the validity of any other provision hereof.

2.10 Enforcement of Restrictions. Without in any way limiting the rights of Lessor, if the parties upon 2.10 Enforcement of Restrictions. Without in any way limiting the rights of Lessor, if the parties upon whom the provisions hereof are binding, or any lessee of land in the tract, shall have the right to compact, formerse of or tomplate or provisions hereof, to abate and remove at the expense of the offending lessee or lastons of the property compliance with the provisions hereof, to abate and remove at the expense of the offending lesses or lastons of the property any structures or erections it violation of the provisions hereof, to recover damages for any study violation in the provisions hereof and to prosecute any proceedings at law or in equity in furtherence of the storession removed in any courter had no furtherence. ramedies in any Court having jurisdiction of such case

7.11 Pleast victions on Lend). All of the reservations, conditions, covered is a greening and test/clions ship run with the land and shall be binding on the lessess of all property covered hereby and all parties and persons claiming under them and on all property within the treat.

under them and on all property within the tract.

7.12 Assignment. Without Itm/ting Lessor's right to sail or assign this lease or land, Lessor ats) assign this less or land, Lessor ats) assign this less to a corporation, and it said corporation assumes the obligations of Lessor hereinder, Lassor stall this route in lessed of and relieved from any and all obligations under this lesse.

CABIN SITE LEASE continued

ROOK PAGE 33

SECTION 8. TERMINATION

8.01 Default and Natice. 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 lease, torfeit Lessee's interest threin, and forthwith acclude 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

88 Que Postand Drugh

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, such termination shall operate as an assignment to the State of Washington of this lease together with the unrestricted 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 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 pursuant to rules and regulations of the Oregon Subdivision Control Law ORS 92.210—92.990 in advance of his signing this

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 lessee is more than one person, the liability of such persons hereunder shall be joint and several

8.04 Essements. As shown on the plat of "The North Woods", 20 feet essements are reserved to the Lessor and its assigns on the water front portions of Lots 16, 17, 18, 19, 20, 21, 22, and 23 for purposes of community boat docks. Said easements shall not prevent lessees of the above lots from developing their own shoreside docks providing such facilities do not interfere with the boat traffic pattern of the community dock system.

Five foot assembly are reserved to the lasses and its restore on the could be a long of the community of the community of the community of the community of the could be a lasses and its restore on the could be a long of the could be

Five foot easements are reserved to the Lessor and its assigns on the southerly lot line of Lot 10, and the northerly lot line of Lot 11 for access to t unwater front. Said access to serve as pathway to book docks if it is determined by Lessor that additional boat docks are needed to serve "The North Woods" community.

IN WITNESS WHEREOF, the parties have executed this lease, in duplicate, this

WATER FRONT RECREATION, INC.

President

Вγ Secretary

LESSOR

LESSEE

LESSEE

I (we) hereby scknowledge that prior to the signing of this lock, I (we) have scelved, seed, and understand the PROPERTY REPORT propered pursuant to the rules and regulations of the litterityte Land Sales Report stores) and the PROPERTY REPORT property pursuant to fules and regulations of the Oreign Subclivision control law ORS 92.210 – 92.920, I (ive) elso acknowledge that I (we) have impacted the lot to be