

LEASE AGREEMENT

This indenture, made this 30 day of November, 1978 between W. L. LARSON and MILDRED LARSON, husband and wife, hereinafter designated the lessor, and HUBERT D. SMITH and DANNA L. SMITH, husband and wife, hereinafter designated the lessee,

WITNESSETH, that the said lessor do by these presents lease and demise unto the said lessee the following described real estate and premises, situate in the Count of Skamania, State of Washington, to-wit:

SEE ^{LEGAL} DESCRIPTION ATTACHED AS EXHIBIT "A"
^{30 ft x 50 ft south line of lot 100 West 1st St. with 1/2 acre beginning}
with the appurtenances, for the term of Five (5) years from the 30 day of November, 1978 at the monthly rental or sum of One Hundred and no/100 (\$100.00) payable in lawful money of the United States of America in advance, on the 25th day of each and every month during said term.

Lessee shall within a reasonable time from the commencement of this lease, install, or make, or cause to be installed or made, the following improvements of said premises: Re-roofing and re-wiring. Also lessee agrees to generally maintain said premises.

In consideration of lessee making or causing to be made the re-wiring and re-roofing of said premises, and the upkeep of general maintenance of said premises, lessor shall allow to lessee a credit against the installments of rent to be paid pursuant to this lease, and such credit shall be allowed only if and when lessee shall have completed the improvements and alterations to be made by it, and when lessee shall have submitted to lessor proof of the cost thereof.

OPTIONS TO PURCHASE

Lessor shall, on receipt of a written notice from lessees on or after November 30, 1978, but prior to November 30, 1983, stating that lessee elects to purchase the demised premises pursuant to the provisions hereof, convey the demised premises to lessee, providing lessee shall have duly and punctually fulfilled all of the provisions and conditions of this lease, subject to the following conditions:

1. The purchase price of the demised premises shall be \$ 1000 Dollars (\$) with payable on contract as follows: Lessee shall pay \$100 down, and agree to sign a Real Estate Contract for the balance of \$ 900