

Total monthly payments on said Real Estate Contract shall be \$507.00 or more, and shall include interest at the rate of 6 1/2 per cent per annum computed on the diminishing principal balance. Lessee shall have the further option to pay all cash instead of signing a real estate contract, and upon payment to lessor, lessor shall execute and deliver to lessee a statutory warranty deed to said premises.

2. Lessor shall furnish to lessee at the time of the closing of the optioned sale a purchaser's or owner's title policy showing that lessee in the owner of the premises, free and clear of all encumbrances that lessee may have created or suffered.

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 do hereby covenant, promise and agree to pay the said rent in the manner hereinbefore specified; and not to let or underlet the whole or any part of the said premises nor assign this lease, or any interest therein, without the written consent of said lessor.

And at the expiration of said term the said lessee will quit and surrender the said premises in as good state and condition as they now are, (ordinary wear and damage by the elements or fire excepted).

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

X Hubert D. Smith

X Danna L. Smith

X W. L. Larson

X Mildred Larson

STATE OF WASHINGTON )

COUNTY OF SKAMANIA )

On this day personally appeared before me W.L. LARSON and MILDRED LARSON, husband and wife, and HUBERT D. SMITH and DANNA L. SMITH, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they