

LEASE

Lease made May 23, 1980, between PORT OF SKAMANIA COUNTY, a corporation organized under the laws of the State of Washington, having its principal office at Stevenson, County of Skamania, State of Washington, herein referred to as Lessor, and PHILIP A.B. WOODFALL and JUDITH A. WOODFALL, husband and wife, d/b/a SOLDER-CRAFT, of M.P. 0.45L Archer Mountain Road, Stevenson, County of Skamania, State of Washington, herein referred to as Lessee.

Recitals

1. Lessor is the sole owner of the premises described below, and desires to lease to Lessee a 30' x 34' general purpose building to be constructed thereon for commercial purposes.

2. Lessee desires to lease the premises for the purpose of conducting a business of assembling electrical components.

3. The parties desire to enter a lease agreement defining their rights, duties, and liabilities relating to the premises.

In consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION ONE  
Subject and Purpose

Lessor leases a certain 30' x 34' building together with adjacent parking facilities for ten (10) vehicles on the the following described premises.

See Exhibit "A" attached hereto and made a part hereof.

Together with the right of reasonable access thereto, Lessee for Lessee's use to conduct a business of assembling electrical components.

SECTION TWO  
Term and Rent

Lessor demises the above premises for a term of ten (10) years commencing the first day of the first month following completion of a certain 30' x 34' general purpose building to be constructed by Lessor on the described premises. Lessee shall pay Lessor for the use and occupancy of the demised premises \$333.00 per month, payable in advance without demand on the first day of each and every calendar month; Provided, however, that said monthly rental payments shall be reviewed by Lessor four years from the date of the first payment under this lease and every four years thereafter for the duration of this lease. If the average of the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for All Urban Consumers, Portland, Oregon - Washington all Items (1967=100) for the preceeding four years deviates from the Base Index, the yearly rental shall be subject to adjustment of \$39.96 per year for each increment of 1% of such deviation; Provided, that in no event shall such adjustments reduce the monthly rental payments below \$333.00 per month.

