

LEASE

MAIN OFFICE, STATION, BRANCH, ETC.

Main Post Office

CITY, COUNTY, STATE AND ZIP CODE

North Bonneville, Skamania County,
Washington 98639

1. This LEASE, made and entered into this first day of July, 1980 by
and between

Harold V. Grenoble and Margaret L. Grenoble

hereinafter called the Lessor,

whose address is

P. O. Box 380
Norco, CA 91760

for Lessor and Lessor's heirs, executors, administrators, successors, and assigns and the United States Postal Service, hereinafter called the Postal Service:

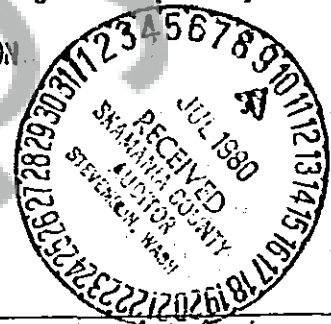
WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Postal Service the following described premises, viz.:

All that certain plot or parcel of land situated in Skamania County, State of Washington described as all of Lot C-23 of the Subdivision Plat of the Central Business District in the S.M. Hamilton Donated Land Claim No. 40, relocated City of North Bonneville in Section twenty (20), Township (2) two north, Range (7) seven east, Willamette Meridian, Skamania County, State of Washington as said Plat was recorded on January 18, 1977, Skamania County auditor number 83466, Book "B" page 14 and also recorded on July 13, 1977, Skamania County auditor number 84429, Book "B" page 30 (42' x 70', 2,940 square feet of land).

TOGETHER WITH ALL IMPROVEMENTS THEREON, including a one-story frame building providing approximately 1,344 sq. ft. of net interior space, a covered slab of approximately 180 sq. ft., a driveway of approximately 520 sq. ft., a covered garbage, storage of approximately 56 sq. ft., and a landscaped area of approximately 550 sq. ft., in

NORTH BONNEVILLE, SKAMANIA COUNTY, WASHINGTON



3. TO HAVE AND TO HOLD the said premises with their appurtenances for:

THE TERM BEGINNING	AND ENDING WITH	TOTAL NUMBER OF YEARS
July 1, 1980	June 30, 1990	Ten (10)

4. The Postal Service shall pay the lessor an annual rental of:

Nine thousand six hundred eighty-nine and 52/100 Dollars, \$ 9,689.52

payable in equal installments at the end of each calendar month. Rent for part of month shall be prorated.

5. This lease may be renewed, at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)
(a) Five (5)	\$14,249.52	(c) Five (5)	\$14,400.00	(e) DELETED	
(b) Five (5)	\$11,800.00	(d) Five (5)	\$16,800.00	(f) DELETED	

provided notice be given in writing to the Lessor at least 90 days before the end of the original lease term or any renewal term. All other terms and conditions of this lease shall remain the same during any renewal term unless stated otherwise herein.