

Lease:

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Section 3. DESCRIPTION OF PREMISES LEASED: The real estate hereby leased is in the County of Skamania, State of Washington, and is more particularly described in Schedule A attached hereto and made a part hereof by reference.

The personal property hereby leased is described in Schedule B, attached hereto.

Section 4. RENTAL:

A. Lessee hereby agrees and is firmly bound to pay as rental for said real property during the stipulated term, the sum of \$725.00 per month, payable in advance on the 10th day of each month. Such rental shall be adjusted annually as provided in sub-paragraph B hereof.

B. The rent provided for in Paragraph A above shall be adjusted annually in accordance with the following provisions:

(1) The rent to be paid during each calendar year commencing with the calendar year 1979 shall be based upon the Consumer Price Index for the Portland Metropolitan Statistical Area published by the United States Department of Labor Statistics (hereinafter called the "index"), using January, 1978 as the base period. Monthly rental to be paid by Lessee shall be adjusted in January of each calendar year and the rent as so adjusted will be controlling for that calendar year.

(2) The rent to be paid each month during each calendar year commencing with the year 1979 shall be computed by dividing \$725.00 (which is the basic rent) by the index for January, 1978 and then multiplying that quotient by the index for January of the calendar year for which rental is being computed.

(3) If the base year selected by the Department of Labor shall be changed, then the resultant index shall be adjusted so as to reflect the base initially established under this Lease.

(4) If the index shall not longer be published or cannot be adjusted, then another index generally recognized as authoritative