

86961

ASSIGNMENT OF LEASE

This agreement made and entered into this 21st day of June, 1978, by and between JOHN DOUGLAS and LILLIAN DOUGLAS, husband and wife, hereinafter referred to as assignor and ROBERT E. HOGGARD and NANETTE L. HOGGARD, husband and wife, hereinafter referred to as assignee.

In consideration of the mutual covenants contained herein and for other good and valuable consideration, JOHN DOUGLAS and LILLIAN DOUGLAS, husband and wife, of North Woods Cabin Sites, Cougar, Washington, assignor herein and lessee of those certain premises described as follows:

Cabin Site No. 205 of the North Woods as shown in red on Exhibit "A" attached hereto (all distances being approximations), being part of Government Lots 4 and 8, Section 26, Township 7 North, Range 6, East of the Willamette Meridian, Skamania County, Washington, subject however to an easement for right-of-way for access road required by the United States of America, United States Forest Service,

which were demised by Water Front Recreation, Inc., a Washington corporation, to LYLE BOWERS and KAYE BOWERS, husband and wife, under that certain lease agreement entered into on the 15th day of September, 1976, a copy of said lease being attached hereto as Exhibit "B" and incorporated herein by this reference, do hereby assign said lease to the assignee subject to all the terms and conditions thereof and assignee accepts the assignment and shall perform all the terms and conditions thereof, including payment of all rent required by the provisions of said lease



In tness whereof, the parties have executed this assignment the day and year above written.

John O. A. Douglas
John Douglas, Assignor

Robert E. Hoggard
Robert E. Hoggard, Assignee

Lillian S. Douglas
Lillian Douglas, Assignor

Nanette L. Hoggard
Nanette L. Hoggard, Assignee

STATE OF WASHINGTON)
) ss.
County of Clark)

This is to certify that on the 21st day of June, 1978, personally appeared before me John Douglas and Lillian Douglas, husband and wife, to me known to be the individuals who executed the foregoing instrument, and they acknowledged the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Robert E. Hoggard
(Notary Public in and for the State of Washington, residing at Vancouver.)

STATE OF OREGON)
) ss.
County of Washington)

This is to certify that on the 21st day of June, 1978, personally appeared before me Robert E. Hoggard and Nanette L. Hoggard, husband and wife, to me known to be the individuals who executed the foregoing instrument and they acknowledged the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Anna B. Wallace
Notary Public in and for the State of Oregon, residing at Willamette.

Comm. Exp. - 1-22-82



EXHIBIT A

J. S. S. S.

THE NORTHWOODS

CONVEYANCE OF LAND

SECTION 17, T4N, R12E

CLATSOP COUNTY, OREGON

THIS MAP CORRECTLY REPRESENTS A SURVEY OF THE LANDS OF THE NORTHWOODS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CLATSOP COUNTY BOARD OF SUPERVISORS.



CLATSOP COUNTY

MAP 100

WATER FRONT RECREATION, INC., a Washington corporation, hereinafter called Lessor, in

consideration of the rents to be paid and covenants to be performed by Lyle G. + Kaye D.Bonnie

hereinafter called Lessee, leases to Lessee the following described cabin site on the terms and conditions set

Cabin site number _____ of the North Woods as shown in red on Exhibit "A" attached hereto (all distances being approximations), being part of Government Lots 4 and 8, Section 26, Township 7 North, Range 6 East, W.M., Skamania County, Washington, SUBJECT, however to an easement for right of way for access road acquired by the United States of America, United States Forest Service.

SECTION 1. OCCUPANCY

1.01 Term. This Lease is granted for the period beginning 1/8, 1976, and terminating on June 1, 2025, unless sooner terminated as hereinafter provided.

1.02 Master Lease. Lessor holds the above-described premises under a lease, hereinafter referred to as the "master lease," dated August 11, 1970 from the State of Washington, acting by and through the Department of Natural Resources.

1.03 Master Lease Incorporated. The master lease is on file with Lessor and is available for inspection. Lessee's rights hereunder are subject to all the terms, provisions, exceptions and reservations set forth in said master lease (as to which Lessee is a sub-lessee) and incorporated herein by reference, including, without limiting the foregoing, an easement for right of way for an access road acquired by the United States of America, United States Forest Service and the right of the State of Washington to inspect the premises at reasonable times.

SECTION 2. RENTAL

2.01 Basic Rental. As rental for each lease year, the Lessee shall pay the sum of Four Hundred Dollars (\$ 400.00). Rent shall be paid in advance, on the first day of September in each year, hereinafter referred to as the "anniversary date." All payments shall be made to Lessor at 9635 S.W. Canyon Road, Portland, Oregon, or at such other place at which the Lessor may notify the Lessee in writing. Rent for the fraction of any lease year shall be prorated. The lease year shall be from September 1 through the succeeding August.

2.02 Rent Adjustments. Lessor may, as of any anniversary date, increase the annual rental as follows:

(a) Under the master lease, Lessor's rental to the State of Washington may be increased on June 1, 1970, and at intervals of not less than ten (10) years thereafter. Lessor may increase Lessee's rental hereunder at such times Lessor's rental under the master lease is increased. The amount of such increase that the Lessee shall be responsible for and required to pay shall equal the total rental increase under the master lease to Lessor multiplied by the Lessee's annual rental to the Lessor divided by the total annual rental of the Lessees of the sites in the North Woods. Annual rental used herein shall mean the total rent the Lessee is required to pay to Lessor for the year immediately preceding the year of the increase. The aforesaid formula is illustrated as follows:

Lessee's share of increase = $\frac{\text{Increase under master lease to Lessor} \times \text{Lessee's annual rental}}{\text{Total annual rentals of sites}}$

(b) In addition to the increase permitted under subparagraph (a) above, Lessor may as of any anniversary date, increase the annual rental hereunder on account of taxes and assessments against said real property in an amount, which together with prior increases on account of taxes and assessments, shall not exceed the total of the amount by which taxes and assessments on the land covered by the master lease exceeds such taxes for 1970, divided by the number of improved cabin sites on said anniversary date.

(c) Finally, every ten years beginning September 1, 1970, the annual rental shall, at the option of the Lessor, be adjusted to reflect the percent of increase from September 1, 1970, in the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor; that is, the annual rental each year for the succeeding ten years shall be increased as compared with the annual rental as set forth herein by the same percentage as the increase in said Consumer Price Index differs from said index for September 1, 1970.

SECTION 3. LESSOR'S COVENANTS

3.01 Declaration. In order to preserve the natural beauty of the North Woods, to provide for the control of structures erected thereon, improvements to be made thereon, and for the purpose of extending to the residents therein the greatest possible peace, enjoyment, privacy, health, comfort, safety, and preservation of property values, Lessor does hereby certify and declare that with the sole exception of lot 19, which is the North Woods Sales Office, the following reservations, conditions, covenants and restrictions shall become and are hereby made a part of all leases of property within the plat of the North Woods as the same appears on the map survey recorded in the office of the County Auditor of Skamania County, Washington.

3.02 Boat Dock. Lessor shall construct a boat dock for the common use of residents of the North Woods. In the event construction of said boat dock is not completed by September 1, 1972, it is hereby agreed that in lieu of such construction, Lessor shall contribute \$5,000.00 to the North Woods Association, hereinafter described in paragraph 5.09, for construction of such dock.

SECTION 4. USE OF SITE

4.01 Permitted Use. The cabin site shall be used only for residential purposes. No building shall be erected, altered, placed, or permitted to remain on the cabin site other than one detached single family dwelling and buildings incidental to residential use, and the cabin site shall not be further subdivided into building lots.

4.02 Condition of Site. The premises hereby leased have been inspected by Lessee and are accepted in their present condition.

4.03 Vehicles. No vehicles shall be parked in roadways. Vehicles shall not be operated carelessly or in excess of posted speeds. No vehicle shall be operated at any time without a muffler in good working order. Excessive motor noise or annoying smoke are forbidden.

4.04 Maintenance. All lots shall at all times be kept in a clean, sightly, and wholesome condition and no trash, garbage, litter, junk, boxes, containers, bottles, cans, machinery, implements, lumber, or other building materials shall be permitted to be or remain exposed on any lot and visible from any street or adjoining or nearby premises.

4.05 Signs. No signs of any kind shall be displayed to the public view on any lot in this tract except one professional sign, of not more than 18 inches by 24 inches in size, advertising the property for sale or rent, and except signs used by a builder or developer to advertise the property during the construction and sales period.

4.06 Nuisance. No noxious or offensive trade or activity shall be carried on or upon any lot, and no shall anything be done thereon which may be or become an annoyance or nuisance to the area.

SECTION 5. IMPROVEMENTS continued

4.07 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept except that cats, dogs, or other household pets may be kept, but not for any commercial purpose. Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.

4.08 Incineration. Because of unpleasant odors and unattractiveness, no incineration shall be permitted on any lot.

4.09 Fires and Fireplaces. Interior fireplaces, stoves, or other type burners shall be protected by fireproof screens. All fires must be extinguished before leaving cabin. No fires shall be maintained in any cabin.

4.10 Firearms and Fireworks. Discharging firearms, fire crackers, rockets or any other fireworks in the North Woods area shall be prohibited.

4.11 Commercial Use. No part of the lot shall be used for any commercial purpose. The Lessee shall be responsible for his cabin from time to time, and in such case shall be responsible for his tenant's ability to use the cabin.

4.12 Motorbikes. No motorbike or motorcycle riding of any nature shall be permitted on the lot. Ingress and egress.

4.13 Fire Extinguisher. One fire extinguisher (minimum two quart capacity) shall be maintained on each lot.

4.14 Trailers and Tents. No tent, house trailer, or mobile home, with or without wheels, shall be permitted on any lot except during the period of cabin construction and for a period of not more than 14 days.

4.15 Solicitation. There shall be no solicitation or distribution of handouts or literature without the written consent of Lessor.

4.16 Hose Bibs. One hose bib shall be installed on outside of each cabin at the time of completion of the cabin.

SECTION 5. IMPROVEMENTS

5.01 Plans Approved. No building shall be erected, placed, or altered on the lot unless the construction plans showing the location of the structure have been approved by the Lessor. The plans shall show development, quality of workmanship and materials, harmony of external design and color with existing structures, and location with respect to topography and finish grade elevation. Such approval shall be in writing.

5.02 Building Materials. All building construction shall be of log or wood frame. Wood frame simulated brick veneer construction is expressly prohibited. All roofs shall be of wood shake, or of composition - color to be approved prior to application by the Lessor or such person or persons designated by the Lessor.

5.03 Completion. Cabins must be completed from all outward appearance within three years of the time such construction is started. Cabin construction must be started within three years of the date of the Cabin Site Lease.

5.04 Tree Removal. The Lessee of each cabin site may remove from the lot any trees, shrubs, or other vegetation necessary to prepare the property for building subject to the following conditions:

As required by the State of Washington in the master lease, any tree with a diameter of over 8" at chest height must be marked by Lessor for Lessor's inspection. Lessor will then notify the Washington State Department of Natural Resources and the Department of Ecology of the value of the tree. Lessee will then pay Lessor the value of the tree as determined by the State. Any additional clearing beyond that necessary for the construction of the cabin shall be prohibited. The intent is to remove a few trees as needed for the construction of the cabin and that the community remain natural and rustic.

5.05 Lot Markers. Lessee will use all reasonable care to make certain that the lot markers, as shown by Lessor, are not moved or destroyed.

5.06 Improvements Other Than On Cabin Site. No improvements of any kind shall be placed upon any area covered by the master lease without Lessor's prior written consent.

5.07 Ownership of Improvements. The master lease provides as follows:

5.04 Ownership of Sub-lease Improvements. All buildings and improvements, excluding removable personal property and trade fixtures on the leased site (North Woods) erected by the Sub-lessee (Lessee herein) will remain on said site after expiration of this lease (master lease) or termination prior to the term of this lease (master lease) of any sub-lease (the sub-lease) by the State under the provisions of paragraph 5.09; provided, however, if the State is unsuccessful in re-leasing the leased site (the leased site) as a unit, then each sub-lessee (Lessee herein) shall have a preferential right to be re-leased as a unit, or to re-lease from the State its sub-leased area; provided, further, upon expiration of the term of this lease (master lease) or a sub-lease (the lease) assigned to the party made a condition of any re-lease of the leased site or sub-leased site to a third party made by the State, the three year period following the State shall require the subsequent party to purchase the Sub-lessee's (Lessee herein) interest in the improvements as allowed by law. Expiration, as used in this paragraph, shall mean the expiration of the lease as of May 31, 2025.

The parties hereto agree that the terms and conditions of the above quoted paragraph shall be applicable provided:

- That Lessee is not in default under any of the terms and conditions of this lease; and
- That Lessee's lease expires May 31, 2025. In the event of earlier expiration of the lease, the buildings and improvements located upon the premises shall be the property of Lessor.

The parties hereto further agree that the benefits of paragraph 5.04 of the master lease shall be enforceable against the State of Washington.

5.08 Taxes and Assessments. The Lessee shall pay in annual payments all taxes and assessments now charged or may become chargeable against the improvements placed upon the cabin site, now or in the future, commencing with the taxes first becoming due and payable after the date hereof, all before said taxes and assessments are past due.

5.09 North Woods Association. The roads in the plat and certain other common areas shall be the property of The North Woods Association, a non profit association, of which the Lessees of lots in the plat are members. Said Association shall be responsible for the maintenance and repair of roads, the entire water system, but not limited to water systems serving the cabins on the premises, docks and common areas and improvements (if any), as well as other community functions which may be given it by its members. The owners (Lessees) of the lots shall be required to pay dues of not less than one and one-half dollars (\$1.50) per month and assessments of the Association for their reasonable share of the costs of the functions and duties of the Association. Said dues shall be paid at the time 50 lots are leased. It is understood and agreed that Lessor shall and it is hereby delegated to full responsibility and functions of the North Woods Association until fifty (50) lots in the North Woods are leased. Lessor shall call a meeting of all Lessees for the purpose of forming said Association.

SECTION 6. UTILITIES

6.01 Sewage. Individual sewage disposal systems installed by Lessee must be designed, located, and constructed in accordance with the legal regulations, laws and ordinances of Skamania County and the State of Washington.

6.02 Reservation. Lessor reserves to itself and to its successors and assigns easements or under easement is reserved in an area five (5) feet by ten (10) feet in one corner of each lot (to be selected by Lessor) adjoining the road, for electric transformer vault and/or telephone and power service pedestals if any. And the easements or under easement to each individual lot shall be subject to the right to cross over or under the same along the lot line. Any easements or under easements may be necessary in the development of this subdivision or adjoining subdivisions.

6.03 Water. Each cabin site has or will be furnished water at or near the lot line receive water from the water system supplying the North Woods and further agrees to pay Lessor connect to said system.

6.04 Maintenance. The lessee shall bear the responsibility and expense of furnishing, filling, and maintaining each underground trench or other digging upon such cabin site which is necessary for any utility connections or facilities to serve such cabin site.

SECTION 7. MISCELLANEOUS

7.01 Lessor's Duties. Lessor agrees to comply strictly with the Lessor's rules and regulations and applicable Federal, State, County, and Municipal laws, rules and regulations relating to all activities conducted on the leased premises, including but not limited to, use of public or private roads, parking, fire and prevention of fire, pollution of streams or lakes, and to assume all obligations thereby imposed upon the Lessor. Lessor may enter the site and cabin at any time to determine compliance with the terms of this lease.

7.02 Indemnification. Lessee hereby agrees to assume all risk of, and indemnify and hold the Lessor harmless from and against, any claims, loss, cost, legal actions, liability or account of personal injury to or death of any persons whatsoever, including but not limited to employees or damage to or destruction of property of whomsoever belonging, including but not limited to property of the Lessor, which might result from Lessee's activities on the leased premises. The Lessee further agrees to indemnify the Lessor from any loss, cost, suit or expense resulting from Lessee's failure to comply with any of the provisions of applicable laws, rules or regulations.

7.03 Insurance. Lessee shall obtain fire, casualty and liability insurance as follows:

(a) Fire and casualty insurance in a sufficient amount to cover the replacement cost of any or all improvements upon the leased premises. Such insurance shall be carried by a responsible company or companies satisfactory to Lessor and the policy or policies shall be endorsed and delivered to Lessor with provision for thirty (30) days' notice of cancellation to Lessor.

(b) Liability and property insurance insuring Lessor and Lessee against all liability and damages to property caused by the maintenance, use or occupancy of the leased premises or by any activity or activities carried on thereon. Such insurance shall be carried by a responsible company or companies satisfactory to Lessor in amounts not less than the following limits, namely:

- (1) Bodily injury or death of any one person, \$5,000.00;
- (2) Bodily injury or death resulting from any one accident to two or more persons, \$10,000.00;
- (3) Property damage, \$1,000.00.

Lessee shall deliver to Lessor certificates and receipts evidencing said policies of insurance and further provide with the company or companies for thirty (30) days' notice of cancellation to Lessor.

7.04 Assignment. Without the prior written consent of Lessor, Lessee shall not assign this lease or any interest therein, or sublet, and no heir, executor, administrator, receiver, trustee in bankruptcy or other assignee by operation of law shall assign or sublease without such written consent.

7.05 Waiver. Any waiver by the Lessor of any provisions hereof must be in writing, and any of the covenants, conditions, restrictions, in this lease may be annulled, waived, changed, or modified with respect to all or any part of said property by Lessor at any time.

7.06 Attorneys' Fees. In the event any action, suit, proceeding or appeal therefrom is brought to collect the rent due or to become due hereunder, or any portion thereof, or to get possession of said premises, or to enforce compliance with this lease, or for failure to observe any of the covenants of this lease, the prevailing party shall be entitled to recover such sum as the Court may adjudge reasonable as attorneys' fees to be allowed in said suit, action, proceeding or appeal therefrom in addition to such other relief granted by the Court.

7.07 Condemnation. The parties hereto shall receive any sums or damages paid or awarded by reason of any taking, condemnation or acquisition during the existence of this lease as their interests therein shall then appear, whether or not by litigation, by any authority, person or corporation, whether public or private, of any title to or interest in all or any part of the premises.

7.08 Reservoir Level. The Lessee acknowledges by signing this lease that Pacific Power and Light Company has the right to fluctuate the waters of Swift Reservoir at any time within the provisions of Federal Power Commission License No. 2111 or as amended. The Lessee shall waive all claims or damage and shall indemnify Pacific Power and Light Company, the State of Washington, Lessor or their successors, if any, against any claim of damage arising from fluctuation in reservoir level or impairment of recreational use of the reservoir or shoreside or floating facilities.

7.09 Validity of Provisions. The determination of any Court that any provisions of this lease are unlawful or void shall not affect the validity of any other provision hereof.

7.10 Enforcement of Restrictions. Without in any way limiting the rights of Lessor, if the parties upon whom the provisions hereof are binding, or any of them, shall violate or attempt to violate any of the reservations, restrictions or covenants hereof, the Lessor or any lessee of land in the tract, shall have the right to compel performance of or compliance with the provisions hereof, to abate and remove, at the expense of the offending lessee or lessees of the property, any structures or erections in violation of the provisions hereof, to recover damages for any such violation or attempted violation of the provisions hereof and to prosecute any proceedings at law or in equity in furtherance of the aforesaid remedies in any Court having jurisdiction of such cases.

7.11 Reservations on Land. All of the reservations, conditions, covenants, agreements and restrictions shall run with the land and shall be binding on the lessees of all property covered hereby and all parties and persons claiming under them and on all property within the tract.

7.12 Assignment. Without limiting Lessor's right to sell or assign this lease or land, Lessor may assign this lease to a corporation, and if said corporation assumes the obligations of Lessor hereunder, Lessor shall thereby be released of and relieved from any and all obligations under this lease.

SECTION 8. TERMINATION

8.01 Default and Notice. If any default shall be made on the part of the Lessee in the performance of any of the terms, covenants, agreements, or provisions of this lease by the Lessee, such default continues for sixty (60) days after written notice, the Lessor may, at its option, immediately terminate this lease, forfeit Lessee's interest therein, and forthwith exclude the Lessee from the premises. The Lessor shall nevertheless be liable to the Lessor for all rentals due hereunder prior to such termination. Waiver of any default hereunder shall not constitute a waiver of any other default. The Lessor may, at its option, terminate this lease by depositing such notice in the mails addressed to the Lessee at the last address known to the Lessor.

3415 N.W. 2nd Ave. Portland, Ore. 97209

8.02 Master Lease Termination. It is expressly understood that Lessor has leased the State of Washington for a period ending June 1, 2025. The master lease provides that in the event of termination, prior to the termination date, such termination shall operate as to the State of Washington or this lease together with the unrestricted right of the State to receive payment from the date of said assignment.

8.03 Failure to Provide Property Report. Lessor shall have the right to receive a property report prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development, in advance of, or at the time of, his signing the lease, and Lessee shall have the right to void the lease if he did not receive the property report at least 48 hours after signing the lease. However, this option to void the lease shall not apply where Lessee has received the property report or lots to be leased in advance of signing the lease and acknowledges by his signature that he has read and understands such report.

Lessee shall have the option to void this lease if he does not receive a property report within 48 hours of the date of this lease. Lessee shall have the option to void this lease if he does not receive a property report within 48 hours of the date of this lease.

Each and every provision of this lease shall bind and shall inure to the benefit of the parties hereto and their successors, successors and assigns of the parties. In the event Lessee has more than one person hereunder shall be joint and several.

8.04 Easement. As shown on the plat of "The North Woods" 20-acre subdivision, Lessor and its assigns on the waterfront portions of Lots 16, 17, 18, 19, 20, 21, 22, and 23 boat docks. Said easements shall not prevent lessees of the above lots from developing waterfront property with shorelines. Said easements shall not interfere with the boat traffic pattern of the community. Providing such facilities do not interfere with the boat traffic pattern of the community. Five foot easements are reserved to the Lessor and its assigns on the northern lot line of Lot 11 for access to the water front. Said access to water is a pathway to boat dock by Lessor that additional boat docks are needed to serve "The North Woods" community.

IN WITNESS WHEREOF, the parties have executed this lease, in duplicate.

September, 1976

15110 N.W. 2nd Ave.
BEAVERTON, OR. 97005

WATERFRONT RECREATION, INC.

By: Robert J. Smith
President

By: Barbara J. Smith
Secretary

X Robert J. Smith
X Barbara J. Smith

I (we) hereby acknowledge that prior to the signing of this lease, I (we) have received, read, and understand the PROPERTY REPORT prepared pursuant to the rules and regulations of the U.S. Department of Housing and Urban Development (Office of Interstate Land Sales Registrations) and the PROPERTY REPORT prepared pursuant to rules and regulations of the Oregon Subdivision Control Law ORS 92.210 - 92.590. I (we) also acknowledge that I (we) have inspected the lot to be leased.

Robert J. Smith

Barbara J. Smith

LESSEE

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CONSENT TO ASSIGNMENT BY WATERFRONT RECREATION, INC.

I, JIMMY ROBERTSON duly authorized agent of Waterfront Recreation, Inc., hereby agree and consent to the assignment of the existing lease between Lyle C. Bowers and Kaye Bowers, husband and wife, as leasees under that certain lease agreement signed on September 15, 1976, described as follows:

Cabin Site No 205 of the North Woods as shown in red on Exhibit "A" attached hereto (all distances being approximations), being part of Government Lots 4 and 8, Section 26, Township 7 North, Range 6, East of Willamette Meridian, Skamania County, Washington, subject however to an easement for right-of-way for access road acquired by the United States of America, United States Forest Service.

to ROBERT E. HOGGARD and NANETTE L. HOGGARD, husband and wife.

Judy Roberston

STATE OF WASHINGTON)
County of Clark) ss

On this 21 day of April, 1978, before me the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Judy Robertson to me known to be the President of Waterfront Recreation, Inc., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Judy Robertson is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at 8830 SW 5th Ave.

my commission expires 6/1/82