

-LEASE-

This lease, made and executed between Donald A. Brown, of North Bonneville, Washington, of the first part, and Dean A. Poppenhagen, of North Bonneville, Washington, of the second part.

WITNESSETH: That in consideration of the rents and other covenants hereinafter expressed, the first party demises and leases, and does hereby demise and lease to the second party the following described described parcel of ground.

A plot of ground, beginning at a point on the east border of the road running north and south on the west side of the house occupying said plot, approximately twenty-five (25) feet south of said house; thence eastward to the street on the east side of the tract; thence north to a point approximately thirty (30) feet north of the said house; thence west to the east border of said road; thence south following the east border of said road to the point of beginning; situated in the Brown Tract, a part of the old Chenoweth donation land claim, beginning at a point in the north line of State Road number eight (#8), three hundred and twenty (320') feet west of Section line between Sections numbered twenty-one (21) and numbered twenty-two (22), township two (2), North range seven (7), East W. M. in Skamania County, Washington.

With the privilege thereto, for and during the term of ten (10) years from the 1st day of January 1967 to the 1st day of January 1977, with the further privilege of a ten (10) year extension of time which extension shall be optional with the second party.

On the 1st day of January 1967, and then on the 1st day of every following month the second party shall pay, or cause to be paid to Donald A. Brown the monthly rental of four (\$4) dollars during the term of this lease.

It is understood that the use of said ground by the second party is for the sole purpose of residence and/or living quarters, and he agrees

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to keep the tract free from debris and also to comply with sanitary laws and requirements demanded by the commonwealth, and to the best of his ability to permit no undue traffic in lewd practices or intoxicating liquor.

The first party shall pay all taxes assessed against the ground value. The second party shall provide and pay water taxes or assessments. And he shall pay the taxes assessed on the value of his improvements. The improvements may be moved off the ground at the expiration of this lease providing lessee has faithfully fulfilled the covenants herein contained. Ten additional days of grace are allowed in which to make said rental payments to the first party.

This lease may be sub-rented or transfered at any time upon proper notification to the first party on the same lease conditions.

All the foregoing stipulations herein contained shall be mutually binding on administrators, heirs, and assigns of the parties hereto.

Signed Donald A. Brown.
First Party.

Signed Dean A. Poppenhagen
Second Party.

Witness:

