

It shall be the duty of the Board of State Land Commissioners, when appraising the value of improvements on state lands, to appraise such improvements at such sum as the improvements add to the value of the lands, for the purpose of selling the land in the manner provided by law. (Chapter 223, Laws 1909; sec.3) The party of the first part hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description and which may be in or upon said land above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands or any part thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroad, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said land as may be necessary or convenient for the successful prosecution of such mining business, hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally, all rights and powers in, to, and over said lands, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved; Provided, further, That no rights shall be exercised under this reservation by the state, its successors or assigns, until provision has been made by the state, its successors or assigns, to pay to the holder of this lease any damages sustained by him, by reason of entering upon said land. (Chapter 256, Laws 1907; sec.3) All improvements placed upon said land by the lessee, capable of removal without damage to the land, where the lease is yielded to the state prior to any application to purchase said land, may be removed by the lessee, or at his option may remain on the land subject to purchase, according to the provision of an act relating to lease, etc., of state lands, approved March 16, 1897, and the acts amendatory thereof and supplementary thereto. (Chapter 79, Laws 1903; sec.7) All fencing and improvements placed upon the above described land shall attach to and become a part of the realty unless removed or sold under the provisions above referred to.

No assignment of this lease, or subletting, or subleasing under the same, shall be valid without the consent of the Commissioner of Public Lands first had in writing indorsed hereon or permanently attached hereto. (Chapter 79, Laws 1903; sec.8.) The lessee expressly agrees to all covenants herein and binds himself for the payment of the rental hereinbefore specified.

Executed the day and year above written.

Witnesses as to lessee;

E.C. Hamilton  
Kenneth Zevely

(SEAL OF STATE OF WASH.)

THE STATE OF WASHINGTON

By W.W. Hopkins

Assistant Commissioner of Public Lands.

P.S.C. Wills

Lessee.

Postoffice address Stevenson,  
State of Washington.

Filed for record by P.S.C. Wills on Dec. 2, 1914 at 3:00 P.M.

*H. Swisher*  
Co. Auditor.

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