

BUHER (BY WALKER) to TAYLOR.

THIS AGREEMENT made and entered into between J.L.Walker, as guardian of the Estate of Fred Buher, an incompetent person, the party of the first part, and W.H.Taylor, the party of the second part, WITNESSETH:

That whereas the said party of the first part has heretofore under date of March 13th, 1918, secured an order from the Superior County of Skamania County, Washington, ~~Washington~~ to lease the following described premises to the party of the second part, NOW THEREFORE in consideration of the cash rental hereinafter specified and of the covenants and conditions of this lease, the party of the first part as such guardian does hereby ~~release~~, and farm let unto the party of the second part the following described real property, to-wit:

The Southeast Quarter of Section Seventeen, Township Three North of Range Eight East of W.M. It is understood between the parties hereto that the rental shall be the sum of \$100.00 annually to be paid in cash the first yearly rental to be paid within thirty days from the date of this instrument and the second yearly rental to be paid at the beginning of the second year. It is further understood between the parties hereto that the second party will make necessary improvements upon the house located upon the premises and will fix up the well upon the premises and that he shall have a credit upon the first yearly rental of (\$50.00) on account of such improvements. It is further understood between the parties hereto that it is the intention of the second part to use the premises ^{hereby} leased for grazing purposes and that it will be necessary for him to erect a lot of woven wire fencing and at the expiration of this lease that the second party shall have right to remove such fencing from said premises unless it can be agreed between the parties hereto that payment shall be made by the first party to second part therefor. It is further understood between the parties hereto that in the event that the property hereby leased shall be sold during the term of this lease that the same shall be terminated and that the second party shall be refunded such advanced rental as he may have paid and shall be charged for such portion of the term as may have expired figured upon a pro rata basis. That first party will pay for all growing crops, the value to be determined by three disinterested appraisers.

It is further understood between the parties hereto that if the second party shall erect any buildings upon the premises that may be necessary for him to care for his stock that he may have the privilege of taking the same from the premises at the expiration of this lease. 12/10

It is further understood that the second party may have the privilege of transferring this lease of, subleasing the same in whole or in part upon first securing the written consent of the party of the first part.

It is further understood between the parties hereto that the second party may have the privilege of cutting such timber as may be necessary for fuel for family use and as may be necessary for buildings and for fencing.

IN WITNESS WHEREOF the parties hereto have set their hands this 13th day of March, 1918.

J.L.Walker. Guardian of the Estate of Fred
Buher, an incompetent person.

W.H.Taylor.