

A. L. EMMONS ET UX ET AL TO RICHARD H. TURK

THIS INDENTURE, MADE THIS 1ST DAY OF MARCH IN THE YEAR OF OUR LORD ONE THOUSAND, NINE HUNDRED AND TWENTY

BETWEEN A. L. EMMONS AND EMMA S. EMMONS, HIS WIFE AND E. I. EMMONS AND ELMINA L. EMMONS, HIS WIFE HEREINAFTER DESIGNATED THE LESSORS, AND RICHARD H. TURK (ASINGLE MAN) HEREINAFTER DESIGNATED THE LESSEE,

WITNESSETH, THAT THE SAID LESSOR DO BY THESE PRESENTS LEASE AND DEMISE UNTO THE SAID LESSEE THE FOLLOWING DESCRIBED REAL ESTATE AND PREMISES, SITUATE IN THE ..... OF ....., IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF SECTION SEVENTEEN (17) TOWNSHIP ONE (1) NORTH OF RANGE FIVE (5) EAST OF THE W.M., RUNNING THENCE WEST EIGHTY (80) RODS; THENCE SOUTH SIXTY-FOUR (64) RODS; THENCE EAST EIGHTY (80) RODS; THENCE NORTH SIXTY-FOUR (64) RODS TO PLACE OF BEGINNING, CONTAINING 32 ACRES MORE OR LESS; SAVING AND EXCEPTING THEREFROM A STRIP OF LAND FOUR (4) RODS WIDE OFF THE NORTH SIDE THEREOF.

AS A PART OF THE CONSIDERATION OF THIS LEASE THE LESSEE IS HEREBY GRANTED THE OPTION TO PURCHASE THE WITHIN DESCRIBED REAL ESTATE AT ANY TIME WITHIN THE FIRST YEAR OF THE LEASE AT THE SUM OF THREE THOUSAND FIVE HUNDRED DOLLARS; HE IS TO HAVE THE RIGHT TO PURCHASE ON THE FOLLOWING TERMS; HE THE LESSEE IS TO MAKE APPLICATION TO THE FEDERAL FARM LOAN ASSOCIATION FOR A LOAN, HE IS TO PROCURE AS LARGE A LOAN AS POSSIBLE, OUT OF THE PROCEEDS OF THIS LOAN THE LESSEE IS TO PAY THE MORTGAGE OF TWELVE HUNDRED DOLLARS AND ACCRUED INTEREST THAT IS HELD BY A. B. CHALK OF WASHOUGAL, WASH., WHICH IS NOW AGAINST THE WITHIN DESCRIBED REAL ESTATE, HE IS ALSO TO PAY FOR THE STOCK IN THE FARM LOAN ASSOCIATION OUT OF THE SAID PROCEEDS OF THIS LOAN, THE OVERPLUS IF ANY THERE BE IS TO BE PAID TO THE LESSOR AND THE LESSORS ARE TO TAKE A SECOND MORTGAGE AGAINST THE SAID LAND FOR THE BALANCE OF THE PURCHASE PRICE OF SAID LAND SAID MORTGAGE TO BEAR SIX PER CENT PER ANNUM PAYABLE ANNUALLY, SAID MORTGAGE PAYABLE ON OR BEFORE FIVE YEARS FROM DATE OF PURCHASE. ALL MONEY PAID ON LEASE THAT IS NOT EARNED IS TO APPLY ON THE PURCHASE PRICE OF SAID LAND. THE SECOND MORTGAGE IS TO INCLUDE THE AMOUNT PAID FOR FEDERAL LAND BANK STOCK.

WITH THE APPURTENANCES, FOR THE TERM OF THREE YEARS FROM THE 1ST DAY OF MARCH ONE THOUSAND, NINE HUNDRED AND TWENTY AT THE ANNUAL RENT OR SUM OF ONE HUNDRED FIFTY DOLLARS PAYABLE IN GOLD COIN OF THE UNITED STATES OF AMERICA ANNUALLY IN ADVANCE, ON THE FIRST DAY OF MARCH OF EACH YEAR DURING SAID TERM.

AND IT IS HEREBY AGREED, THAT IF ANY RENT SHALL BE DUE AND UNPAID, OR IF DEFAULT SHALL BE MADE IN ANY OF THE COVENANTS HEREIN CONTAINED, THEN IT SHALL BE LAWFUL FOR THE SAID LESSORS TO RE-ENTER THE SAID PREMISES AND REMOVE ALL PERSONS THEREFROM; AND THE SAID LESSEE DOES HEREBY COVENANT, PROMISE AND AGREE TO PAY THE SAID RENT IN THE MANNER HEREINBEFORE SPECIFIED; AND NOT TO LET OR UNDERLET THE WHOLE OR ANY PART OF THE SAID PREMISES NOR ASSIGN THIS LEASE, OR ANY INTEREST THEREIN, WITHOUT THE WRITTEN CONSENT OF THE SAID LESSORS.

AND AT THE EXPIRATION OF SAID TERM THE SAID LESSEE WILL QUIT AND SURRENDER THE SAID PREMISES IN AS GOOD STATE AND CONDITION AS THEY NOW ARE,