

AT SIX PER CENT (6%) PER ANNUM, PAYABLE SEMI-ANNUALLY.

FIFTH: IN THE EVENT OF THE EXERCISE OF THE SAID OPTION, THE PURCHASER SHALL PRIOR TO DELINQUENCY, PAY ALL TAXES AND OTHER CHARGES THAT MAY HEREAFTER BECOME A LIEN UPON THE SAID PREMISES, OR A CLAIM AGAINST THE HOLDER OF THE LEGAL TITLE TO SUCH LANDS, BY REASON OR ON ACCOUNT OF SUCH OWNERSHIP.

SIXTH: THAT LESSEE SHALL HAVE THE PRIVILEGE OF TAKING UP ONE OR MORE OF NOTES GIVEN ON SUCCESSIVE PAYMENTS AT ANY TIME BEFORE MATURITY.

SEVENTH: THAT THE LESSEES SHALL BE PERMITTED TO CUT CORDWOOD FROM TIMBER NOW STANDING OR LYING ON PREMISES FOR SALE, PROVIDED STRICT ACCOUNT IS FURNISHED LESSOR AND A CASH PAYMENT OF ONE DOLLAR (\$1.00) PER CORD TO BE PAID LESSOR AT TIME OF SALE. SUCH WOOD WHEN SOLD IS TO BE SCALED AND PAID FOR BEFORE REMOVAL FROM THE PREMISES. SUCH PAYMENTS TO BE APPLIED AS RECEIVED ON PRINCIPAL OF NEXT NOTE COMING DUE. IT IS AGREED HOWEVER THAT NO CHARGE SHALL BE MADE FOR WOOD OR OTHER TIMBER PRODUCTS CUT BY LESSEES FOR THEIR OWN PERSONAL USE. THE LESSEES AGREE TO CARRY OUT ALL THE REQUIREMENTS OF THE WASHINGTON FOREST FIRE ASSOCIATION IN THE BURNING OF SLACH.

EIGHTH: THAT UPON THE FULL PAYMENT OF THE PURCHASE PRICE, INTEREST, TAXES AND OTHER CHARGES, THE LESSOR SHALL AND WILL EXECUTE AND DELIVER TO THE SAID LESSEES, A WARRANTY DEED CONVEYING THE SAID LANDS TO THE PURCHASER FREE AND CLEAR OF ALL ENCUMBRANCES TO THE TIME OF THE DELIVERY OF THIS INSTRUMENT, EXCEPTING ONLY THE EXCEPTIONS AND RESERVATIONS ABOVE SET FORTH AND SUCH AS ARE MADE OR SUFFERED TO BE MADE BY THE LESSOR, ITS SUCCESSORS AND ASSIGNS, SUBSEQUENT TO SUCH DELIVERY.

NINTH: THAT TIME AND THE STRICT PERFORMANCE OF THESE TERMS ARE OF THE ESSENCE OF THIS CONTRACT, AND IN THE EVENT OF THE FAILURE OR REFUSAL OF THE LESSEES TO PAY THE RENTAL HEREIN PROVIDED FOR, OR OTHERWISE PERFORM THEIR OBLIGATIONS AS LESSEES HEREIN, THE LESSOR MAY WITHOUT WAIVER OF ITS RIGHTS HEREUNDER, AT ITS OPTION DECLARE A FORFEITURE OF ALL OF THE RIGHTS OF THE LESSEES UNDER THIS CONTRACT, OR AVAIL ITSELF OF ANY OTHER REMEDIES AT LAW AND EQUITY, AND IN THE EVENT THAT THE OPTION TO PURCHASE, HEREIN PROVIDED FOR, IS EXERCISED, AND THEREAFTER THE LESSEES FAIL OR REFUSE TO PERFORM THEIR OBLIGATIONS UNDER THIS CONTRACT STRICTLY IN ACCORDANCE THEREWITH, THE LESSOR MAY WITHOUT ANY WAIVER OF ITS RIGHTS HEREIN, DECLARE ALL OF THE UNPAID PURCHASE PRICE AND INTEREST, DUE AND PAYABLE WITHIN SIXTY (60) DAYS FROM WRITTEN NOTICE OF SUCH DECLARATION, AND UPON THE FAILURE OF THE LESSEES TO PAY THE UNPAID PORTION OF THE PURCHASE PRICE AND INTEREST THEREON AT DATE OF PAYMENT, THE LESSOR MAY DECLARE A FORFEITURE OF ALL OF THE RIGHTS OF THE LESSEES UNDER THIS CONTRACT, OR AVAIL ITSELF OF ANY OTHER REMEDIES AT LAW AND EQUITY, AND IN THE EVENT THE LESSOR DECLARES A FORFEITURE HEREUNDER, THE LESSEES WILL IMMEDIATELY QUIT AND DELIVER UP TO THE LESSOR EACH AND EVERY PART OF THE ABOVE DESCRIBED PROPERTY, AND ALL PAYMENTS THERETOFORE MADE UPON THE PURCHASE PRICE SHALL BE RETAINED BY THE LESSOR AS AND FOR LIQUIDATED RENTAL TO THAT DATE, OF THE PREMISES.

IN WITNESS WHEREOF, THE WIND RIVER LUMBER COMPANY, HAS HEREUNTO SET ITS SIGNATURE AND AFFIXED ITS SEAL BY ITS OFFICERS THEREUNTO DULY AUTHORIZED, AND THE LESSEES HAVE HEREUNTO SET THEIR HANDS AND AFFIXED THEIR SEALS IN DUPLICATE THE DAY AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

WIND RIVER LUMBER COMPANY

M. E. HILLS

AS TO WIND RIVER
LUMBER COMPANY

BY C. G. BRIGGS

VICE-PRESIDENT

R. W. WARD

BY H. H. HOLLAND

SECRETARY