

H. J. Hamilton to

Clavins A. Peterson.

This Indenture, Made this 31st day of December in the year of our Lord one thousand eight hundred and ninety-two between William J. Hamilton X married X of Skamania County Washington party of the first part and Clavins A. Peterson party of the second part:

Witnesseth, That the said party of the first part do by these presents lease and demise unto said party of the second part the Donation Land Claim of Ebenezel Hardy and Mary A Hardy his wife in Township two North of Range six X 6 X and seven X 7 X east W. M containing 320 7/100 acres in Skamania County State of Washington with the appurtenances, for the term of six X 6 X years from the first day of March one thousand eight hundred and ninety-three X 1893 X at the annual rent or sum of four hundred X \$400 00/100 X Dollars, payable in gold coin of the United States of America as follows; two hundred dollars September 1st 1893; two hundred dollars March 1st 1894 to make up the balance of the first years rent; then two hundred dollars more on the said first day of March 1894 for the first half in advance of the rent for the second year; after that two hundred dollars in advance every six X 6 X months during the first term of this lease. And it is further agreed, That if

any rent shall be due and be paid, or in default shall be made in any of the covenants herein contained, then it shall be lawful for the said party of the first part to re-enter the said premises and remove all persons therefrom; and the said party of the second part does hereby covenant, promise and agree to pay the said party of the first part the said rent in the manner herein before specified; and not to let or underlet the whole or any part of said premises without the written consent of the said party of the first part; and that at the expiration of said term, he will quit and surrender the said premises in as good state and condition as reasonable use and wear thereof will permit (damage by the elements or fire excepted). All fishing rights are reserved by the party of the first part; the party of the second part to have free use of all timber necessary for his individual use on the premises, but shall pay the the party of the first part fifty cents per cord for all wood sold off or taken away from the land.

In Witness Whereof, The said parties have hereunto set their hands and seals the day and year first above written. Executed in duplicate.

Agreed, Signed and Delivered
In Presence of
W. Byron Daniels
W. J. Sherman

William J. Hamilton
Clavins A. Peterson

State of Washington }
 County of Clarke } ss

This is to certify, that on this 6th day of December A. D. 1893 before me W. Byron Daniels a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came William J. Hamilton and Olavies A. Peterson to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed, and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written

W. Byron Daniels
 Notary Public in and for the State of Washington, residing at Pausconner.

Filed for record June 6th A. D. 1893
 at 2:15 P. M.

Edith Carr