

This Indenture, Made this seventh day of August in the year one thousand eight hundred and seventy seven, between Thomas Moffett and Lora A. Moffett his wife in the County of Skamania Washington Territory, of the first part, and Helen M. McKay of said County, of the second part, Witnesseth:

That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and taken from the party of the first part the following described premises, to wit, on what is known as Hamilton Island, Commencing two hundred and nine feet (209 ft) from the south west of S.B.Jones line and on a line with dwelling house of S.B. Jones running North thirty degrees and fifteen minutes West one hundred feet more or less, then South fifty nine degrees and forty five minutes West, fifty feet, Thence South thirty degrees and fifteen minutes East, one hundred feet more or less. Thence North fifty nine degrees and forty five minutes East fifty feet. Together with the tenements, hereditaments and appurtenances thereunto belonging, for the term of Twenty years to commence the first day of April 1877 at the annual rent of one dollar payable on the 7th day of August in each year

And it is agreed 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 party of the first part to re-enter the said premises, and to remove all persons therefrom, the party of the first hereby waiving any notice to quit or of intention to re-enter, under the statute.

Page
247

And the said party of the second part covenants to pay to the said party of the first part the said rent, as herein specified, and that at the expiration of the said term, or other determination of this lease, the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted; and the said party of the first part covenants that the said party of the second part, on paying the said annual rent, and performing the covenants aforesaid shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

And it is agreed that the said party of the second part may at any time remove her dwelling house from said ground, but in case of said building being removed this lease shall become null and void.

And the said party of the second part covenants with said party of the first part that said building or ground shall not be used for the Sale of Merchandise or goods of any description without forfeiture of said lease.

Page
248

In witness whereof, the parties hereto have hereunto interchangeably set their hands and seals this seventh day of August, one thousand eight hundred and seventy seven.

Thomas Moffett (SEAL)

Lora A. Moffett (SEAL)

Signed,--Sealed and delivered in presence of

Flora A. Morgan

H. A. Leavens