

line 85 feet; thence westerly parallel with the centre line of the main track of the present railroad 1340 feet to a point 240 feet below the terminus of the present railroad track, thence at right angles to low water mark in the Columbia River up stream along said line to the meander Post thereon between the Donation land claims of the said S.M. Hamilton and George W. Johnson: thence North 17° 30' west along the dividing line between said Donation land claims 22.50 chains more or less to the place of beginning: unto the said lessee to hold the same perpetually from this day in and for the consideration just now to be stated.

We said "Cascade Railroad Company" are to pay therefor the sum of sixty dollars in United States Gold Coin per month, on the first day of each and every month now hereafter following at the principal office of said corporation and during the continuance of this lease- But at any time hereafter the said lessee may at its option pay to the said S.M. Hamilton or to his heirs or personal representatives the sum of Ten Thousand Dollars Gold Coin which said amount shall be in full payment of all future demand for rent money and thereupon the said corporation shall have and hold the afore described premises forever, and the said Hamilton or his heirs or personal representatives are hereby obliged and bound and do covenant and agree when ever said corporation shall tender said sum of Ten Thousand dollars to accept and receive the same and are further hereby obliged to make to said Corporation upon their payment and demand such further assurances of title as may be requisite and to convey in deed absolute the said premises should the corporation so request or desire: And if the said Corporation shall hereinafter at any time fail or refuse to pay the monthly rental hereinbefore provided for and shall so remain in default for sixty days after demand in writing therefor by the lessor his heirs or representatives then he or they shall have an immediate right of action against said corporation and shall be entitled to have and receive from it the said sum of Ten Thousand dollars and to sue therefor upon the happening of any such default: It is further agreed and covenanted that this shall be to the lessee a lease without impeachment for waste and that during the whole term hereof the lessee shall hold, use, manage and control all of the said demised premises as though the same were conveyed to it in fee simple, and in as much as the promises and covenants hereinare mutual and reciprocal the parties hereunto lessors and lessees do hereto subscribe their names and seals each binding himself to observe the covenants hereinbefore assumed. All the covenants and agreements herein contained on the part of the lessors and the lessee are to be done and performed by them their heirs, successors, assigns or legal representatives and shall enure to the benefit of such legal representatives of both parties.

In testimony Whereof the parties aforesaid do hereunto affix their signatures and seals this 4th day of November A.D. 1879

Witnesses

W.H. Effinger

Wm Strong

S. M. Hamilton (SEAL)

Mary J. Hamilton (SEAL)

Cascades Railroad Co (SEAL)

By J.C. Ainsworth Presdt

Interlineation of words "at the principal office" of said corporation" on 2nd page and of " do covenant and agree" on 3rd page were all made before signing also words Gold coin on 3rd page

These words have been recorded without interlining

T. Moffett Auditor

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7.9.77