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FARMA: TEMP	5.0		
FARM LEASE	man 1		- (
THIS AGREEMENT, made and entere	ed into indunlicate this 2 is	day of August	100/-
by and betweenCh	arles R HUATT 1250	Ra.S - SE MOSESLK	Lessorand
WITNESSETH: MICLIACI A	NO/OR Devise Hiva	9883	. Lessee,
The Lessor, for and in considerat	82701AA I.		
covenants berein contained and specified	ion of the reservation of the rent	herein provided for and of t	he agreements and
in Skaget C	ounty, Washington, to-wit: (inser	t full legal description(s)	ands and premises
2529 Hoelin Rd			
Seds Woolley Wn 98284	LEGAL DESCRIPTION PEAVEY'	S AC E 310FT LT 35 BLK 2 LESS N 132FT THOF 2.84AC M/L	S 145FT OF E 270FT THOF
sea o corregais racor	LEGAL DESCRIPTION PEAVEY	'S AC W 350FT LT 35 BLK 2 - 5.	
	LEGAL DESCRIPTION PEAVEYS 1435 PA	AC S 145FT OF E 270FT LT 35 1 RKWAY 69 56X24	BLK 2 . DOAC M/H INC M/H
with the appurtenances and buildings t	hereon, for a term of $\frac{25}{25}$	year <u>S_</u> , beginning the _	26 day of
Hugust 1996	, and ending on the $\frac{26}{}$ da	y of <u>August</u>	<u> 282</u> [.
. •••	II.	•	
All work is to be done, and all tools a	and equipment necessary to carr	y out the provisions of this	lease in first-class,
farmer-like manner and in proper seasor	i. and all seed and expenses shall	If be furnished, by the Lesse	:e <u>У'</u> .
Tessee Coaroo Coardanish aha ta	III.		
Lessee <u>S</u> agree <u>S</u> to and with the Le of this lease, the sum of	ssor to pay as rent for the abov	ententioned premises, for a	nd during the term
Dollars (S) pay	vable at 750000	/mo	
in the following manner:	()		
init payment to be waived	until such time	that property is	sold
	Swight County washing		w/%.
		and the second s	. Contract of the contract of
and the state of t	200		and the state of t
Taxes assessed against said premises and	200		and the state of t
Taxes assessed against said premises and to be paid before the same become deline	200		and the state of t
Taxes assessed against said premises and to be paid before the same become deline	l lands during the term of this beautiful county reason Deput	se are to be paid by the Les	s og and are
Taxes assessed against said premises and to be paid before the same become deline Lessee Sagree Sagr	l lands during the term of the lead quent. Amount reasons pepur county reasons pepur county reasons pepur county reasons premiser any waste on the lands or premiser.	see are to be paid by the Less	s og and are
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Taxes assessed against said premises and to be paid before the same become delined to be paid before the same beco	l lands during the term of this beautiful the term of this beautiful the deput of the county reason. IV. er any waste on the lands or premitart thereof, without the written of the conder peaceable possession, in go oremises and to maintain and keep the conder peaceable possession.	see are to be paid by the Lesses. Lessee S agree S not to consent of the Lessor, and condition, to Lessor and condition are to adec	to assign this lease, d at the expiration Lessee_S_also
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Taxes assessed against said premises and to be paid before the same become delined to be paid before the same become delined or sublet the lands and premises or any professed to surreagree Sonot to encumber said lands and pleased lands and premises and the lands and premises. Lessee Sonot agree Sonot to prote trees or suffer none to be done without the all buildings, stables, cribs and improve except for damage caused by Lessee Sonot lands all manure made thereon. The Lesson and Lessee Sonot agree to be done without the lands all manure made thereon.	l lands during the term of the lead quent. Amount read population of lands of premiser thereof, without the written of the premises and to maintain and keeping and premises adjacent thereto from the fruit and shade trees on the new written permission of Lessor to ments on said farm. Lessor to ments on the lands of the right said farm. Lessor to ments on said farm. Lessor to ments on said farm. Lessor to ments on the lands of the right said farm.	see are to be paid by the Lesses. Lessee S agree S not to consent of the Lessor and good condition, to Lessor p up the fences so as to adec m injury or occurrence from leased lands and premises. and to keep up and maint furnish any new material is anure from said farm, but to the to go upon the lands and the to go upon the lands are go upon the lands and the to go upon the lands and the	to assign this lease, d at the expiration Lessee S also quately protect the a said leased lands and to cut no green ain in good repair required therefore a spread upon said
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Lessee S agree 5 to plow, cultivate and harrow a portion-	of the land as summerfallow each year, and to prune, treat
and cultivate any orchard trees whenever necessary. Lessee S	_ agree_5_ to cut and destroy all noxious weeds growing
on the said lands and premises and along the roads and fences a	djacent thereto, before the same go to seed, and to comply
strictly with the laws of the State of Washington regarding the c	estruction of noxious weeds on these lands and premises
and along the roads and fences adjacent thereto, during the te	rm of this lease.
It is FURTHER ACREED by and between the postion the	at about 3 Lagran & fail to make all 1
It is FURTHER AGREED, by and between the parties, the payments as hereinbefore specified when due, or fail to fulfill ar	at should Lessee fail to make the above mentioned
and in that case said Lessor may re-enter and take possessi	or the above leased lands and promises, and held and
enjoy the same without such re-entering working a forfeiture o	the repts to be paid by Lessee C for the full term of this
lease. That if the Lessor sell S_ said lands and premises d	uring the term of this lease and before the crop is in the
ground, and desires to give possession to the purchaser, that t	he Lessee S will forthwith surrender possession of said
leased lands and premises upon the payment of Lessee _ of the	esum/of
Dolla	rs (S) per acre for each acre of said
lands newly plowed by Lessee 5 at the time said possession is	demanded; if sold after the crop is in, then Lessee S shall
have the right to remove such crop when ready to be harveste	d. That if said lands and premises are sold by Lessor
during the term of this lease, the purchaser may at any reason	hable time enter upon the leased premises for the purpose
of plowing, breaking more land, summerfallowing, cultivating, not in actual cultivation by Lessee S. and without such entry w	creating of otherwise improving any part of said premises
And the said Lessoragree that the Lessee, on payi	ng the rent and performing the covenants and acceptable
aforesaid, shall peaceably and quietly have, hold and enjoy the	said leased lands and premises for the term of this lease
That in case the buildings on said leased lands and premises	shall, without any fault or neglect on the part of Lessee
or of Lessee S_ servants or employees, be destroyed, or be so in	jured by the elements or any cause, as to be untenantable
and unfit for occupancy, then the liability of Lessee S for the	ent of said lands and premises thereafter, and all right to
the possession thereof. shall cease at once. Net Acceeds rust for Dennis and Justie Hyatt until youngest turn.	from sale of property will be held in
tust for vennis and Jessie Hyatt ustil youngest torm	elyished, be misiched u. the Geenz as
	TRUSTES
AND IT IS MUTUALLY AGREED, that all covenants, term	s and conditions of this lease shall extend, apply to and
firmly bind the heirs, executors, administrators and assigns of	s and conditions of this lease shall extend, apply to and
AND IT IS MUTUALLY AGREED, that all covenants, term firmly bind the heirs, executors, administrators and assigns of parties are themselves bound.	s and conditions of this lease shall extend, apply to and
parties are themselves bound.	f the respective parties hereto as fully as the respective
firmly bind the heirs, executors, administrators and assigns of	f the respective parties hereto as fully as the respective
IN WITNESS WHEREOF, the Lessor and Lessee S hawritten.	f the respective parties hereto as fully as the respective
IN WITNESS WHEREOF, the Lessor and Lessee S have written. Charles R MATHY F	s and conditions of this lease shall extend, apply to and f the respective parties hereto as fully as the respective we hereunto set their hands the day and year first above
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IN WITNESS WHEREOF, the Lessor and Lessee S have written. Charles R MATHY HILL Lessor(s) SHAGI This is to certify on this 26 day of August Notary Public in and for the personally came CHARLES HYATT , MIKE HYATT to me known to be the individual S described in and who exect free and voluntary act.	dividual Acknowledgement) 1996. before me DIANE FILM BENEF NYATT Tated the within instrument, and acknowledged to me that and deed for the uses and purposes therein mentioned.
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