

COPY

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 15th day of June, 1950 between Walter C. Blomquist and Flora M. Blomquist, of Volcano, Amador County, California, hereinafter called the parties of the first part and Fred Spruance of Sacramento, Sacramento County, California, hereinafter called the party of the second part,

Witnesseth:- That for and consideration of the payment to the parties of the first part by the party of the second part, the sum of fifty dollars per annum, payable annually in advance,

FIRST

The parties of the second part hereby lease and let unto the party of the first part that certain piece and parcel of land located in the townsite of Volcano, being part of LOT No 11, known as the G.B. Lavaroni lot and described as follows: Commencing at a Point 180 feet from the Southeast corner of said lot 11, running thence North 40 feet, Thence West 60 feet, Thence south 50 feet, Thence East 60 feet to the point of beginning, said Lot No 11 being described on the original map or plat of the townsite of Volcano and being on file in the office of the County Recorder of said Amador County.

IT IS FURTHER AGREED, That the term of this lease or agreement shall be for a period of twenty five years from the date hereof and that the party of the second part will use due diligence to keep the premises in good repair and suffer or permit any nuisances on the premises. X

IT IS FURTHER AGREED, that should the party of the second part wish to sell or dispose of the improvements on these described premises, he will not do so without first consulting the parties of the first part and giving them the option or privilege of purchasing said improvements before offering them to others. The purpose of this clause being to keep undesirable tenants off who may be objectionable to the parties of the first part. X

THIS AGREEMENT shall bind the heirs, administrators or assigns of the parties hereto and shall not be assignable without the consent of the parties hereto.

Witness:

Lelia M. Atlas

Walter C. Blomquist

Flora M. Blomquist

Parties of the first part

Fred Spruance

Party of the Second part.