

LEASE AGREEMENT

THIS AGREEMENT made and executed this 20th day of September, 1989, by and between ASSEMBLY OF GOD CHURCH, INC., hereinafter called Lessee, and EVERETT McMILLIN and MARTHA McMILLIN, husband and wife, hereinafter called Lessor,

Contemporaneously with the execution of this agreement Lessor and Lessee have executed a contract of sale wherein Lessor agreed to purchase from Lessee and the Lessee agreed to sell to Lessor the Westerly 87.5 feet of Lots 5 and 6, Block 4, DIXON ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. In consideration for Lessee's agreement to sell and Lessor's agreement to purchase said property the parties hereby agree as follows:

Lessor shall lease to Lessee the Westerly 87.5 feet of Lot 6, Block 4, DIXON ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, County of Klamath, State of Oregon excepting therefrom a square parcel twenty (20) feet by twenty (20) feet situated in the Northwest corner, which Lessor reserves for Lessor's own use.

The term of this lease shall continue for as long as the Assembly of God Church is situated at 235 South Laguna, Klamath Falls, OR. Lessee shall pay to Lessor as rent the sum of \$1.00 per year, payable in advance commencing upon execution of this agreement and continuing each year on the anniversary of the date of execution of this agreement. Lessee shall be responsible for the maintenance of the leased property and shall carry liability insurance with Lessor named as an additional insured. Lessee agrees that Lessee shall hold Lessor harmless from all damages and claims for damages and shall indemnify Lessor for any expense incurred by Lessor in the defense of any claims for damages arising out of use of the leased premises by Lessee.

Dated this 20th day of September, 1989.

LESSORS:

Everett McMillin

Martha McMillin

STATE OF OREGON)
) ss.
County of Klamath)

LESSEES: KLAMATH ASSEMBLY OF GOD, INC.

Arthur E. Egan - Pastor

Donna Segade Secretary

Before me this 20th day of September, 1989, personally appeared the above-named Lessor, and acknowledged the foregoing instrument to be their voluntary act and deed.

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Refugio A. Lopez
Notary Public for Oregon
My Commission Expires August 4, 1992

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STATE OF OREGON)
) ss.
County of Klamath)

Before me this 20th day of September, 1989, personally appeared the above-named Lessee, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

[Signature]
Notary Public for Oregon
My Commission Expires: February 1992

AFTER RECORDING RETURN TO:
EVERETT M^c MILLIN
P.O. BOX 4093
CARSON CITY, NV. 89702

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of Sept. A.D., 19 89 at 11:23 o'clock A.M., and duly recorded in Vol. 189
of Deeds on Page 18178.

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mullendor