

105100

BOOK 109 PAGE 348

Lease No. S-R & L 4505-A
(Stevenson) OBO/cns
SR 233-87
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LEASE MODIFICATION

INTRODUCTION

1. This MODIFICATION OF LEASE, Number S-R & L 4505-A made and entered into this 11th day of January, in the year one thousand nine hundred and eighty-eight by and between Wesley A. and Susan C. Monroe, husband and wife; Marvin J. and Linda J. Gentry, husband and wife, Lessor, whose address is 1715 E. 11th, The Dalles, Oregon 97058, and the State of Washington, Department of Social and Health Services, Lessee, reincorporates the original LEASE Number S-R & L 4505-A, together with all of the covenants, terms and conditions therein, unless specifically altered, modified or changed herein, covering the premises legally described as follows, to-wit:

LEGAL DESCRIPTION

Approximately 2,280 square feet of office space located at 200 Second Street, Stevenson, Washington 98648, together with nine (9) parking spaces behind building and one (1) handicapped parking space in front of building, situated on all of Lots 21 and 22, and the West 6 feet of Lot 23, of Block 6, of the Town of Stevenson according to the official plat thereof on file, and of record at page 11 of Book "A" of Plats, records of Skamania County, Skamania, together with an easement to protect eaves from the existing building located on the West 6 feet of the said Lot 23, reserved by Sam G. Melonas in the capacity of administrator of the Estate of George Nick, deceased, in deed dated June 28, 1966, and recorded June 30, 1966, at Page 90 of Book 56 of Deeds, under Auditor's File No. 67121, records of Skamania County, Washington.

TERM

2. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning February 1, 1988 and ending with February 28, 1989.

RENTAL RATE

3. As per Clause Number 5 of the original LEASE, the Lessee shall pay the Lessor for the premises at the following rate:

Nine Hundred Forty-four Dollars and Thirty Cents (\$944.30) per month.

Payment shall be made at the end of each month upon submission of properly executed vouchers.

ALTERATIONS/IMPROVEMENTS

4. In the event the Lessee requires alterations/improvements during the term of this lease, any renewals and/or modifications thereof, the Lessor shall have the right to provide such services.

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If the Lessee considers Lessor's alterations/improvements costs are excessive, the Lessee shall have the right, but not the obligation, to request and receive at least two independent bids; and the Lessee shall have the right at its option, to select one alternative contractor whom the Lessor shall employ and allow to provide such services for the Lessee in compliance with the Lessor's building standards and operation procedures.

CAPTIONS

5. The captions and paragraph headings hereof are inserted for convenience purposes only and shall not be deemed to limit or expand the meaning of any paragraph.

ADDITIONAL LEASE PROVISIONS

6. The sole purpose of this modification is to increase the office square footage by 320 square feet to 2,280 square feet and rent to \$944.30 per month.

7. The Lessor shall, on or before January 27, 1988, complete in a good and workmanlike manner alterations as noted on the attached plan #2566 (Exhibit "A"), dated August 1, 1987, initialed by both parties hereto and incorporated herein by reference.

Upon satisfactory completion of the above mentioned alterations, Lessee shall pay to Lessor the amount of \$3,000.00 (which include Washington State sales tax) for their portion of the remodel costs.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names this _____ day of _____, 19____.

Wesley A. Monroe
WESLEY A. MONROE

Att. B. Bula
Real Estate Agent for
Bureau of Property Development

Susan G. Monroe
SUSAN G. MONROE

Marvin J. Gentry
MARVIN J. GENTRY

STATE OF WASHINGTON

Linda J. Gentry
LINDA J. GENTRY (Lessors)

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

FEDERAL TAX I.D. NO. 519-46-0659 *

Not required for corporations

APPROVED AS TO FORM

Acting through the
Department of General Administration

Burt L. Sarver
Burt L. Sarver, Manager, Leasing
Services Division for Bureau of
Property Development

Date: August 1, 1987

By: Asst. Attorney General

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REAL ESTATE EXCISE TAX

MAY 1988

PAID _____

STATE OF WASHINGTON)
County of Wasco) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 30th day of March, 19 88, personally appeared before me Wesley A. Monroe and Susan C Monroe, Marvin J Gentry and Linda J Gentry to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of March, A.D., 19 88.

Notary Public in and for the
State of Washington
Residing at _____

FILED FOR RECORD
SKANAWAY CO. WASH
BY _____

MAY 3 2 29 PM '88

ADDITOP
STATE OF WASHINGTON)
GARY F. NASH) ss.
County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 30th day of March, 19 88, personally appeared before me Burt L. Sarver, Manager, Leasing Services Division for the Bureau of Property Development, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said lease.

Given under my hand and official seal this 30th day of March, A.D., 19 88.

Notary Public in and for the
State of Washington
Residing at _____