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BOOK 114 PAGE 157

Dept. of General Administration  
BUREAU OF PROPERTY DEVELOPMENT  
Room 207 General Administration Bldg - 1st Flr - 22  
Olympia, WA 98504

FILED FOR RECORD  
SKAMANIA CO WASH

Lease No. S-R & L 4505A  
(Stevenson) OBO/cns

BY *Asst. Sec. Admin.*  
*Recording Property*

SR 89-89

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MAY 22 12 28 PM '89

GARY H. OLSON

## LEASE RENEWAL AND MODIFICATION

### INTRODUCTION

1. This RENEWAL AND MODIFICATION OF LEASE, Number S-R & L 4505A, made and entered into this 20th day of March, in the year one thousand nine hundred and eighty-nine 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 1714 E. 11th, The Dalles, Oregon 97053, and the State of Washington, Department of Social and Health Services, Lessee, reincorporates the original LEASE Number S-R & L 4505A, 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 March 1, 1989 and ending with February 28, 1992.

### RENTAL RATE

3. As per Clause Number 11 of the original LEASE, the Lessee shall pay the Lessor for the premises at the following rate:

One Thousand Two Hundred Fifty Dollars and No Cents (\$1,250.00) per month.

Registered ☒  
Indexed, Dir. ☒  
Indirect ☒  
Filmed ☐  
Mailed ☐

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. 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. This paragraph shall not be construed as precluding Lessor from receiving reimbursement from Lessee for alterations/improvements required by Lessee.

RENEWAL/CANCELLATION

5. This lease may, at the option of the Lessee, be renewed for five (5) years at a monthly rental to be negotiated.

PURPOSE OF MODIFICATION

6. It is provided, however, that there is expressly reserved to the Lessee the right and option to terminate this lease and to relinquish and give up said premises by giving notice to the Lessors at least one hundred twenty (120) days prior to the effective date of such termination, in which event rental shall be prorated to the date of termination.

HAZARDOUS SUBSTANCES

7. Lessor warrants that no hazardous substance, toxic waste, or other toxic substance has been produced, disposed of, or is or has been kept on the premises hereby leased which if found on the property would subject the owner or user to any damages, penalty, or liability under an applicable local, state or federal law or regulation. Lessor shall indemnify and hold harmless the Lessee with respect to any and all damages, costs, attorney fees, and penalties arising from the presence of such substances on the premises, except for such substances as may be placed on the premises by the Lessee.

CAPTIONS

8. 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.

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

Wesley A. Monroe  
WESLEY A. MONROE

Arthur B. Babin

Real Estate Agent for  
Bureau of Property Development

Susan C. Monroe  
SUSAN C. MONROE

Marvin J. Gentry  
MARVIN J. GENTRY

Linda J. Gentry  
LINDA J. GENTRY

FEDERAL TAX I.D. NUMBER 51-4603\*  
Not required for corporations

STATE OF WASHINGTON

DEPARTMENT OF SOCIAL AND HEALTH  
SERVICES

APPROVED AS TO FORM:

Date: April 26, 1989

By: Jan M. Williams  
Asst. Attorney General

Acting through the Department  
of General Administration

Ronald J. McQueen  
Ronald J. McQueen, Assistant  
Director for Property Development

STATE OF WASHINGTON )  
County of Grant ) ss.

I, the undersigned, a Notary Public, do hereby certify that on this  
21st day of April, 1989, personally appeared before me Wesley A. Monroe and  
Susan C. Monroe 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 purposes and  
uses therein mentioned.

Given under my hand and official seal this 21st day of April, A.D., 1989.

Susan H. Kappel  
Notary Public in and for the  
State of Washington  
Residing at: Soap Lake  
My Commission expires 11-28-92



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STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 3rd day of April, 1989, personally appeared before me Marvin J. Gentry  
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 purposes and uses therein mentioned.

Given under my hand and official seal this 3rd day of April, A.D., 1989.

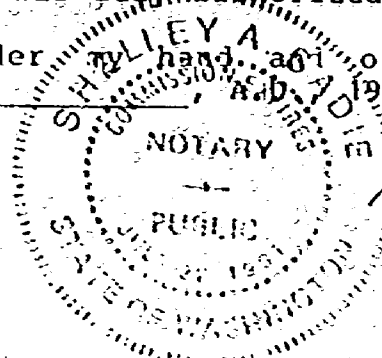


Francis G. Ingels  
Notary Public in and for the  
State of Washington, Oregon.  
Residing The Dalles  
My commission expires March 8, 1992

STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 11th day of May, 1989, personally appeared before me Joan B. Phillips, Acting Assistant Director for Property Development, on behalf of Ronald J. McQueen, Assistant Director for 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 the free and voluntary act and deed of the Department, 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 11th day of May, A.D., 1989.



Shelly A. Kadin  
Notary Public in and for the  
State of Washington  
Residing at Cummins  
My commission expires 7-22-91