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BOOK 254 PAGE 364

AFTER RECORDED, RETURN TO
Department of General Administration
Division of State Services
Post Office Box 41015
Olympia, Washington 98504-1015

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Dept. General Admin.*

Nov 18 10 16 AM '03

C. J. Garvin
AUDITOR
J. MICHAEL GARVISON

Document Title: SRL 03-0075**Grantor:** Employment Security Department**Lessor:** County of Skamania, Board of Commissioners**Legal Description:****Tax Parcel Number:** 2-7-1-B-1200

Common Street Address: Approximately 1,500 square feet of land identified by Skamania County as parcel #2-7-1-B-1200 located on County of Skamania property, Stevenson, Washington (704-A SW Rock Creek Drive).

Beginning at a point 300' West of the SE corner of Lot 8, Section 1, Township 2 North, Range 7 East; thence North to a point 560' southerly, when measured at right angles of centerline of county road (formerly State Road 8); thence North 63 degrees 24' East parallel to and 560 feet from the centerline of Rock Creek to the centerline of said road; thence Westerly along centerline of county road to a point North of the point of beginning; thence South to the point of beginning.

RECORDED
INDEXED
FILED
NOV 18 2003
CLERK

Assessor's Tax Parcel Number(s): 2-7-1-B-1200

Department of General Administration
 Division of State Services
 210 11th Avenue SW, Room 230
 Post Office Box 41015
 Olympia, Washington 98504-1015

Lease No. SRL 03-0075
 SR 288-10-02

(Stevenson) SJF/ds
 Page 1 of 5
 October 10, 2003

LAND LEASE

1. This LEASE is made and entered into between County of Skamania, Board of Commissioners whose address is Post Office Box 790, Stevenson, Washington 98648 for its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor, and the State of Washington, Employment Security Department, acting through the Department of General Administration, hereinafter called the Lessee.

WHEREAS, the Department of General Administration is granted authority to lease property under RCW 43.82.010;

WHEREAS, the Lessor and Lessee deem it to be in the best public interest to enter into this lease;

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, IT IS MUTUALLY AGREED AS FOLLOWS:

2. The Lessor hereby leases to the Lessee the following described real property:

Tax Parcel Number 2-7-1-B-1200

Common Street Address: Approximately 1,500 square feet of land identified by Skamania County as parcel 2-7-1-B-1200 located on County of Skamania property, Stevenson, Washington (704-A SW Rock Creek Drive).

To be used for the following purposes: To locate a tenant-owned modular office structure of approximately 600 square feet.

TERM

3. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning July 1, 2003 and ending June 30, 2005.

RENTAL RATE

4. The Lessee shall pay rent to the Lessor for the real property at the following rate:

July 1, 2003 to June 30, 2004

One Hundred Fifteen Dollars and No Cents:

\$115.00 per year

July 1, 2004 to June 30, 2005

One Hundred Twenty Dollars and No Cents:

\$120.00 per year

Payment shall be made annually.



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September 9, 2003

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EXPENSES

5. During the term of this Lease, Lessor shall pay all real estate taxes, and property assessments, and insurance.

5A. Lessee shall pay rent on the real property and be responsible for ongoing building repair, maintenance and operation costs, which shall include utilities to the modular office structure.

ASSIGNMENT/SUBLEASE

6. The Lessee shall not assign this Lease nor sublet the real property without the written permission of the Lessor, which permission shall not be unreasonably withheld, except to a desirable tenant, and shall not permit the use of the real property by anyone other than the Lessee, such assignee or sublessee, and the employees, agents, and servants of the Lessee, assignee, or sublessee.

RENEWAL/CANCELLATION

7. The Lease may, at the option of the Lessee, be renegotiated for an additional term.

7A. This Lease may be terminated by either party by giving written notice not less than thirty (30) days prior to the effective date of termination.

FIXTURES

8. The Lessee shall have the right during the existence of this Lease, to make alterations, attach fixtures, and erect additions, structures or signs, in or upon the real property hereby leased, with the Lessor's approval of each addition, which such approval shall not be unreasonably withheld. Any fixtures, additions, or structures so placed in or upon or attached to the real property shall be and remain the property of the Lessee and may be removed therefrom by the Lessee upon the termination of this Lease provided that the Lessee shall return the real property hereby leased to as good or better condition as said real property was on the date the real property was first occupied by the Lessee.

PAYMENT

9. Any and all payments provided for herein when made to the Lessor by the Lessee shall release the Lessee from any obligation therefor to any other party or assignee.

NO GUARANTEES

10. It is understood that no guarantees, express or implied, representations, promises or statements have been made by the Lessee unless endorsed herein in writing. And it is further understood that this lease shall not be valid and binding upon the State of Washington, unless same has been approved by the Director of the Department of General Administration of the State of Washington or his or her designee and approved as to form by the Office of the Attorney General.

REIMBURSEMENT FOR DAMAGE TO PREMISES

11. The Lessee hereby agrees to reimburse the Lessor for damages caused by the negligence of its employees, contractors, licensees, invitees, clients and agents.



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September 9, 2003

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names.

County of Skamania, Board of Directors

By: [Signature]
Chairperson
Title: Chair, Board of County Commissioners
Date: 10/27/03

(Lessor: If corporation, partnership,
or other officer with legal authority
other than a natural person, give title)

[Signature]
Stefanie J. Fuller
Real Estate Project Coordinator
Date: 10/31/03

STATE OF WASHINGTON

Employment Security Department

Acting through the Department
of General Administration

[Signature]
Marilyn L. Talbot
Real Estate Manager
Division of State Service

APPROVED AS TO FORM:

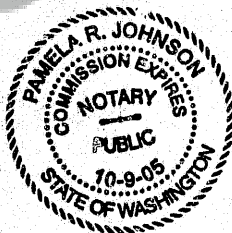
By: [Signature]
Assistant Attorney General
Date: 10/31/03

Date: 11/4/03

STATE OF Washington)
County of Skamania) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 27th day of October, 2003, personally appeared before me Robert M. Tolson to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he signed and sealed the same as free and voluntary act and deed, for the purposes and uses therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Pamela R. Johnson
Notary Public in and for the State of Washington,
Residing at Carson
My commission expires 10/9/05



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September 9, 2003

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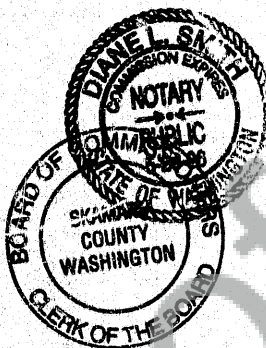
STATE OF WASHINGTON)

) ss.

County of Thurston)

I, the undersigned, a Notary Public, do hereby certify that on this 4th day of November 2003, personally appeared before me MARK L. LAHAIE, Real Estate Manager, Division of State Services, 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 document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public in and for the State of Washington,

Residing at

My commission expires

ATTEST:

Approved as to form only:

Pamela Johnson
Skamania County
Clerk of the Board

Peter S Banks
Skamania County Prosecuting Attorney

