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BOOK 6 PAGE 162

Lease No. S-R & L 4567 (Stevenson)  
Sp. Reg. 42-79  
O&O/hw

## LEASE

1. This LEASE, made and entered into as of the 13th day of April in the year one thousand nine hundred and 79 by and between  
County of Skamania  
whose address is Stevenson, Washington 98648  
for its ~~lessors, successors, administrators, successors, and assigns, hereinafter called the~~  
Lessors, and the State of Washington, Employment Security Department  
acting through the Department of General Administration, hereinafter called the Lessee.

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Lessee the following described premises, viz: Approximately 800 square feet of office space in a building on the grounds of the Skamania County Courthouse, Stevenson, Washington, situate on a part of the following: Beginning at the northwest corner of Lot 8 of Block 2 of the Town of Stevenson according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence South 55° 30' West 200 feet to intersect with the easterly line of Russell Street; thence North 34° 30' West along the Easterly line of Russell Street to intersection with the Southerly line of Vancouver Avenue; thence following the Southerly line of Vancouver Avenue in a northeasterly direction to a point North 34° 30' West from the point of beginning; thence South 34° 30' East 225 feet, more or less, to the point of beginning; all in the City of Stevenson, County of Skamania, State of Washington,  
to be used exclusively for the following purposes:  
Offices of Employment Security Department and/or other State agencies.

3. To HAVE AND HOLD the premises with their appurtenances for the term beginning May 1, 1979 and ending with April 30, 1981

4. The Lessee shall not assign this lease in any event, and shall not sublet the premises except to a desirable tenant, and will not permit the use of the premises by any one other than the Lessee, such sublessee, and the agents and servants of the Lessee or of such sublessee

5. This lease may, at the option of the Lessee, be renewed for two years at a monthly rental of \$ to be negotiated.

6. The Lessor shall furnish to the Lessee, during the occupancy of the premises, under the terms of this lease, as part of the rental consideration, the following:  
Premises only. Lessees are to furnish their own utilities and janitor service.

6A. It is mutually understood and agreed by and between the Lessor and Lessee that this lease may be cancelled and terminated by either party provided that written notice of such cancellation and termination shall have been given at least sixty days prior to the effective date thereof, in which event rental shall be prorated to date of termination.

7. Lessor's maintenance obligations under Section 8 shall include, but not be limited to, the mechanical, electrical, plumbing, ventilating, and air conditioning systems (including replacement of filters, ballasts, starters, as required); the parking lot surface (including bumpers and striping); floor coverings; venetian blinds; inside and outside walls (including windows); all structural portions of the building; and continuous satisfaction of all applicable governmental requirements for office occupancy (examples, fire, building codes, etc.).

8. The Lessor shall, unless herein specified to the contrary, maintain the premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Lessee's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

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APPROVED A

Date

By

9. 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 premises hereby leased, which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Lessee and may be removed therefrom by the Lessee upon the termination of this lease.

10. 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

11. The Lessee shall pay the Lessor for the premises rent at the following rate:

Ninety Dollars (\$90.00) per mo th.

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

12. In the event the leased premises are destroyed or injured by fire, earthquake or other casualty so as to render the premises totally unfit for occupancy, or the Lessor neglect or refuse to restore said premises to their former condition, then the Lessee may terminate this lease and shall be reimbursed for any unearned rent that has been paid. In the event said premises are partially destroyed by any of the aforesaid agencies, the rent herein agreed to be paid shall be abated from the time or occurrence of such destruction or injury until the premises are again restored to their former condition, and any rent paid by the Lessee during the period of abatement shall be credited upon the next installment of rent to be paid.

13. It is understood that no guarantees, express, or implied, representations, promises or statements have been made by the Lessee unless endorsed hereon 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 and approved as to form by the Office of the Attorney General.

14. Lessee agrees to hold Lessor harmless from any liability or claims for damage or injury to persons or property or about leased premises which are occasioned by the use of the leased premises and are caused by the act of Lessee, its agents or employees, except as arising from breach of a covenants of this lease by Lessor. Nothing herein shall be construed to relieve Lessor of liability from its own negligence, or that of its agents or employees.

IN WITNESS WHEREOF, The parties hereto have hereunto subscribed their names as of the date first above written.

COUNTY OF SKAMANIA

By *[Signature]*  
(Lessor—if corporation, give title)

[SEAL]

STATE OF WASHINGTON

EMPLOYMENT & SECURITY DEPARTMENT

Acting through the  
Department of General Administration

APPROVED AS TO FORM:

Date

JUNE 5, 1979

By

*[Signature]*  
Assistant Attorney General.

By

Senior Assistant Director.

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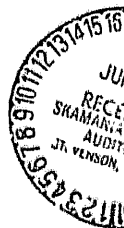
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STATE OF WASHINGTON,

County of Skamania } ss.On this 29<sup>th</sup> day of May, A. D., 1979, before me personally appeared Dean Evans, to me known to be the Chairman

of the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Rosebud M. Davis  
Notary Public in and for the State of Washington,

Residing at Stevenson

STATE OF WASHINGTON,

County of } ss.

I, the undersigned, a Notary Public, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared before me,

to me known to be the individual described in and who executed the within instrument, and acknowledged that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_.

Notary Public in and for the State of Washington,

Residing at \_\_\_\_\_

STATE OF WASHINGTON, } ss.  
County of Thurston

I, the undersigned, a Notary Public, do hereby certify that on this JUN - 8 1979 day of \_\_\_\_\_, 19\_\_\_\_, personally appeared before me H. S. Juhl,

Senior Asst. Director, 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 JUN - 8 1979 day of \_\_\_\_\_, A. D., 19\_\_\_\_.

Helen Wiseman  
Notary Public in and for the State of Washington,  
Residing at Olympia.

