

LEASE

1. This LEASE, made and entered into as of the 29th day of September in the year one thousand nine hundred and 78 by and between Wesley A. and Susan C. Monroe, husband and wife; Marvin J. and Linda J. Gentry, husband and wife whose address is R. O. Box 374, Bonneville, Oregon 97008 for their heirs, executors, administrators, successors, and assigns, hereinafter called the Lessors, and the State of Washington, Department of Social and Health Services 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 1,500 square feet of office space located at 200 Second Street, Stevenson, Washington 98048, together with nine parking spaces behind building and one 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 Flats, records of Skamania County, Washington; together with an easement to project eaves from the existing building located on the West 6 feet of the said Lot 23 reserved by Jan G. Melonas in the capacity as 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;

to be used exclusively for the following purposes:

Offices of the Department of Social and Health Services and/or other State agencies.

3. To HAVE AND HOLD the premises with their appurtenances for the term beginning January 1, 1979 and ending with December 31, 1983

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 five years at a monthly rental 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, including water.

6A. The Lessor shall, on or before December 31, 1978, complete in a good and workmanlike manner alterations as noted on attached plan (Exhibit "A"), dated 9-6-78, revised 9-16-78, initialed by both parties hereto and incorporated in this lease by reference.

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, and fluorescent tubes 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 (example, 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.