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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:

Five Hundred Dollars (\$500.00) per month.

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 property or persons on 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 may arise from breach of agreements 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.

Marion J. Bentley *Lessee*
W. L. A. Thomas (Lessor—If corporation, give title)

[SEAL]

STATE OF WASHINGTON

APPROVED AS TO FORM:

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Acting through the
Department of General Administration

Date *Nov. 28, 1978*
By *W. L. A. Thomas*
W. L. A. Thomas
Assistant Attorney General.

By *W. L. A. Thomas*
Senior Assistant Director.