

133093

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Return Address:

SPENCER GARWOOD
 HCR 1, BOX 97-D
 TUCSON, AZ 85736

SPENCER GARWOOD
 5000 N. GILBERT AVE.
 SCOTTSDALE, AZ 85250

Oct 13 2 44 PM '98

GARY M. OLSON
 REC'D
 10/13/98

Please Print or Type Information.

Document Title(s) or transactions contained therein:		Imp. or Assessed by
1. LEASE AGREEMENT		4
2.		4
3.		4
4.		4
GRANTOR(S) (Last name, first, then first name and initials)		
1. FRED NEWMAN and JERRY NEWMAN		
2.		
3.		
4.		
☐ Additional Names on page _____ of document		
GRANTEE(S) (Last name, first, then first name and initials)		
1. SPENCER GARWOOD, SR. and GENEVIEVE GARWOOD		
2.		
3.		
4.		
☐ Additional Names on page _____ of document		
LEGAL DESCRIPTION (Abbreviated I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)		
South 53' of Parcel 03-08-29BA-0800-00 T03 R-08 Sec-29BA		
☐ Complete legal on page <u>one</u> of document Lot 1 Wallace Creek Estates		
REFERENCE NUMBER(S) of Documents assigned or released:		
☐ Additional numbers on page _____ of document		
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER		
Parcel 03-08-29BA-0800-00		
☐ Property Tax Parcel ID is not yet assigned		
☐ Additional parcel #'s on page _____ of document		
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.		

LEASE AGREEMENT

THE LEASE AGREEMENT, made between Fred Newman & Jerry Newman (brothers), the Landlords, and Spencer & Genevieve Garwood, the Tenants.

In consideration of the covenants herein contained it is agreed between the parties as follows:

1. Landlords hereby leases and rents to Tenants the premises described as follows:

722 Wilkinson Street, Carson, WA 98610
South 53' of Parcel 03-08-29BA-0800-00
Legal Description: T03 R-08 Sec-29BA

2. This Lease shall be in effect commencing on October, 1998 thereafter unless 30 days prior to termination of the lease either party sends notice in writing electing to terminate the same. However, rent of \$130.00 per month is credited from May, 1995 and comes off the cost of the buildings.

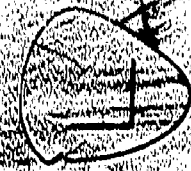
3. Tenants shall pay Landlords the annual rent of \$1,560.00 during said term, in monthly payments of \$130.00, each, payable monthly in advance.

4. Tenants shall at their own expense provide the following utilities:

- a. Electricity
- b. Water
- c. Telephone
- d. Television

5. Landlords shall at their own expense provide the following utilities:

- a. Sewer



6. Tenants further agree that:

- a. Upon the expiration of the lease, it will turn over possession of the leased premises in its present condition, reasonable wear and tear excepted. Tenants shall commit no waste to the leased premises.
- b. It shall not assign or sublet or allow any other person to occupy the leased premises without Landlord's prior written consent.
- c. It shall not make any material or structural alterations to the leased premises without Landlords prior written consent.
- d. It shall comply with all building, zoning and health codes and other applicable laws for said leased premises.
- e. It shall not conduct a business deemed "extra hazardous", or a nuisance. Tenants warrants the leased premises shall be used only for the following purposes:
 1. Storage
 2. Workshop
 3. Placement of RV for living purposes.
- f. Any and all maintenance of existing buildings from this date forward will be at the cost and will be the responsibility of the Tenants.
7. this Lease shall be binding upon and insure to the benefit of the parties, their successors, assigns and personal representatives.
8. Additional Lease Terms: Rent and/or Lease payments will be subject to increase of up to 5% every year to cover property taxes and to keep-up with existing rental increases in the area. Landlords will notify tenants of any increase of monthly rental and date thereof.
9. Per our original agreement, the tenants, Spencer and Genevieve Garwood, will apply all expenditures, that they have incurred for the constructions of buildings and improvements, to the monthly rental of said premises.

10. The expenditures incurred for buildings and improvements total \$19,212.02. After the above total expenditures have been applied to the monthly rental, the tenants, Spencer and Genevieve Garwood, will then have the option to continue to lease (rent monthly).

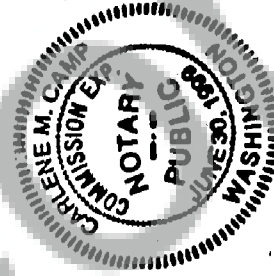
Signed this 9 day of Oct., 1928

Irvin Newman
Landlord

Irvin Newman
Landlord

Spencer J. Garwood Sr.
Tenant

Genevieve Garwood
Tenant



Irvin Newman
1272 S. 4th St., Carson Wb 98610
6-30-29

Spencer J. Garwood Sr.

10/13/28
Genevieve Garwood
Com. Exp. 8.12.29



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