

LEASE

This agreement is made and entered into this 13 day of December 1976, by and between County of Walla Walla as Lessor and Lillie Rice Center, Inc., a non-profit corporation, as Lessee:

WITNESSETH:

That for and in consideration of the covenants and agreements herein contained to be kept and performed by each of the parties hereto, it is mutually agreed:

1. Lessor does lease and let unto Lessee, subject to the terms and conditions herein contained, certain real property located in the County of Walla Walla, commonly known as 2616 E. Isaacs, formerly known as the U. S. Forest Ranger Station site.
2. The term of this lease shall be permanent and infinite, commencing this day. This lease shall be terminable by either party upon ninety (90) days notice in writing at such time as Lessee ceases to provide vocational and educational services to the adult handicapped citizens of Walla Walla County.
3. Lessee shall be required to pay the Lessor \$1.00 per year during the term of this lease.

2. During the term of this lease, Lessee shall be solely responsible for all maintenance and capital repairs of whatever nature and kind as necessary with respect to said premises unless the Lessor specifically hereafter agrees to perform a specific repair or service. Lessee shall have the right to make such repairs, renovations, or improvements with respect to said real property as Lessee may deem necessary for the utilization of said premises in its program. Lessee agrees to provide adequate fire insurance for the premises.

Dated this 13 day of December, 1976

Wills Holly Beauty Grantor

By Franklin D. Gilmer
Commissioner Franklin Gilmer

James H. ...
Commissioner James H. ...

Donald ...
Commissioner Donald ...

Louis Rice Center, Inc.

By ...
Vice President, President

Mike ...
Mike ..., Executive Director