



200201100115

Skagit County Auditor

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RESIDENTIAL LEASE AGREEMENT

This Agreement is made this 21st day of Dec., 2001, between **Storage Associates, Inc., a Washington Corporation**, hereinafter designated the Lessor or Landlord, and **Priscilla A. Hogan**, hereinafter designated as Lessee or Tenant. The said Lessor/Landlord does hereby lease unto the said Lessee the residence situated at 4120 R Ave., Anacortes, Washington, of which the said real estate is described as follows. The lease is for the house and lot frontage only, situated on the following premises :

Lot 22, "Mountain View Park", according to the plat recorded in Volume 7 of Plats, Page 77, Records of Skagit County, Washington.

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1. Term: The premises are leased for a term of years for the sole purpose of tenant's sole personal occupancy, and when the tenant ceased to use the premises for her sole personal occupancy the tenancy is terminated.

2. Rent: The Tenant shall pay a sum of \$500.00 which is a security deposit, and shall be the only rent payable from the tenant to the lessor during the period of this lease agreement.

3. Utilities. The Tenant shall pay all utilities associated with the premises.

4. Sublet. The Tenants shall not sublet the premises.

5. Lessee's Obligations: The Lessee shall:

(a) Keep the said premises in a clean and sanitary condition

(b) Properly dispose of rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals, and assume all costs of extermination and fumigation for infestation caused by Lessees;

(c) Properly use and operate all electrical, gas, hearing, plumbing, facilities, fixtures and appliances;

(d) Not intentionally or negligently destroy, deface, damage, impair or remove any part of the premises, their appurtenances, facilities, equipment, furniture, furnishings, and appliances, nor to permit any member of the Lessees' family, or invitees, licensee or other person acting under their control to do so;

(e) Not to permit a nuisance or common waste;

6. Maintenance of the Premises:



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(a) Lessor agrees to mow and water the grass and lawn, and keep the grass, lawn, flowers and shrubbery thereon in good order and condition.

(b) The tenant will at all times maintain the property in a neat and clean condition and upon termination of this agreement will leave the property in as good a condition as it is now, reasonable wear and tear excepted.

7. Alterations: Tenant agrees not to make alterations or improvements to said premises without the prior written consent of the Lessor.

8. Use of Premises. Lessees shall not use said premises for any purpose other than that of a residence and shall not use said premises or any part thereof for any illegal purpose. Lessees agree to conform to municipal, county and state codes, statutes, ordinances and regulations concerning the use and occupation of said premises.

9. Lessor's Obligations: Lessor shall have no duty to maintain the premises, but in the case of casualty loss, the lessor shall have a duty to replace the premises or find suitable alternative.

10. Access: The Lessor shall have the right to access to the premises for purposes of:

- (a) Inspection;
- (b) Repairs or alterations which the Lessor shall make, but this in no ways implies a duty on behalf of the Lessor to make any repairs, alterations or improvements;
- (c) To supply services.
- (d) unrestricted access to the real estate, with the exception of the house, for any legal purpose.

IN WITNESS WHEREOF, the Lessee and Lessor each hereunto sets his hand.

Donald B Daniels

STORAGE ASSOCIATES, INC., by *its president*
DON DANIELS or MARGUERITE DANIELS,
lessors.

Priscilla A. Hogan
PRISCILLA A. HOGAN, lessee



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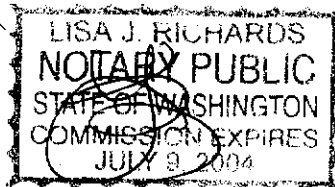
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STATE OF WASHINGTON)
;SS
COUNTY OF SKAGIT)

On this day personally appeared before me DON DANIELS ~~OR MARGUERITE DANIELS~~, for STORAGE ASSOCIATES, INC., to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that one of them signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of December 2001





(print name) Lisa J. Richards
NOTARY PUBLIC
My commission expires: 7-9-04

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

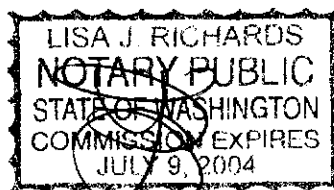
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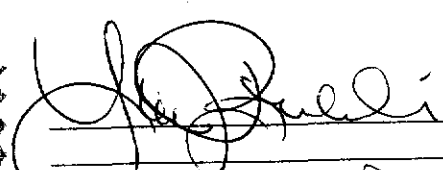
STATE OF WASHINGTON)
;SS
COUNTY OF SKAGIT)

Amount Paid \$ 0
By:  Skagit County Treasurer Deputy

On this day personally appeared before me PRISCILLA A. HOGAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of December 2001




(print name) Lisa J. Richards
NOTARY PUBLIC
My commission expires: 7-9-04



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