

Monthly Rental Agreement

THIS AGREEMENT, entered into this 15th day of October, 2024, by and between Jack and Susan Sergiojan, hereinafter Lessor, and Christopher Dorman and Calvin Greenhouse, hereinafter Lessee, replaces any prior written or oral agreements between these parties which are hereby made fully null and void.

WITNESSETH: That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of Lessee, said Lessor does hereby let unto Lessee, and Lessee hires from Lessor those premises described as: space for a motorhome on land located at 7225 Gallagher Cove Road, Olympia, Washington, 98502, for a tenancy from month-to-month commencing on the 1st Day of November, 2024, and at a rental of Six-hundred Dollars (\$600.00) per month, payable monthly in advance on the first day of each and every month.

Lessee will not be allowed to live in the house on the property until it is restored. Work will commence on the house as soon as possible, but there are no guarantees on when it will be available for living. Once the house is suitable to live in, a new rental agreement must be entered into before it is occupied. It is anticipated that the monthly rent for the house will be significantly more than that of the rent for the motorhome space, and the exact amount must be agreed to by the parties in advance of occupancy.

The following TERMS AND CONDITIONS shall be in effect for the duration of the tenancy:

1. Form of Payment. Lessee agrees to pay rent each month in the form of cash, money order, cashier's check, or a check made out to Jack Sergiojan. If at any time a personal check by Lessee is returned for insufficient funds, all future payments due by Lessee under this agreement shall be by cash, cashier's check, or money order.
2. Delivery of Payment. Rent will be paid by mail to Jack Sergiojan, P.O. Box 11578, Olympia, Washington 98508, or by arrangement, in person directly to Lessor.
3. Late Payments. For any rent payment not postmarked on or before the date due, Lessee shall pay a late fee in the amount of Sixty Dollars (\$60.00).
4. Last Month's Rent. Lessee will be required to pre-pay the last month's rent under this agreement at or before the time of move-in.
5. Security Deposit. Lessee will not be required to pay a security deposit under this agreement; however, Lessee agrees to return the premises to the Lessor in good condition.
6. Occupants. The said premises shall be occupied by no more than two adults, without prior written consent of the Lessor.
7. Pets. Pets are allowed with the prior written consent of the Lessor.
8. Parking. Any parking that may be provided is at owner's risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, casualty, or any other cause whatsoever with respect to any vehicle or its contents.

9. Renter's Insurance. Lessor assumes no liability for damages caused by fire, theft, casualty, flood, or any other cause whatsoever with respect to any personal property belonging to Lessee. If Lessee wishes to be protected from damage or loss, Lessee shall purchase a renter's insurance policy at Lessee's own expense.

10. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances, and requirements of all municipal, state, and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises. The property is zoned for residential use only; commercial or business use is not allowed. Any use, sale, or manufacturing of drugs on the premises by Lessee or Lessee's guests is expressly forbidden and is grounds for eviction.

11. Repairs or Alterations. Lessee shall notify Lessor by phone and in writing as soon as possible of any necessary repairs on the premises. Lessee shall be responsible for damages caused by Lessee's negligence and that of Lessee's invitees and guests. Lessee shall not make alterations to the premises without the prior consent of Lessor. All alterations, additions, or improvements made to the premises with the consent of Lessor shall become the property of Lessor and shall remain upon and be surrendered with the premises.

12. Key and Locks. Lessor will provide a new door lock and key to Lessee. Lessee agrees not to change or re-key locks on any door or take any other action with respect to locking the premises without prior written consent of Lessor. Any such action will result in the termination of the lease. Lessee will return the key to Lessor upon moving out of the premises.

13. Upkeep of Premises. Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to Lessor in good condition.

14. Cutting Trees and Hunting. Lessee agrees not to cut down any trees or bushes on the property with the exception of immature alder trees. Lessee is not allowed to hunt on the property or allow anyone else to do so.

15. Assignment and Subletting. Lessee shall not assign this Agreement or sublet any portion of the premises. A resident is defined for purposes of this agreement as anyone living on the premises for longer than one week.

16. Utilities and Trash. Lessee shall be responsible for ensuring that electrical power is supplied to the premises by Puget Sound Energy, and is responsible for the payment of all utilities and services. No trash shall be disposed of on the property at any time. Lessee shall transfer power into his name no later than November 1, 2024.

17. Septic System. Lessee may use the septic system and shall observe proper use, including the drainage field, by not driving any vehicle over the drainage field, by not discharging any solvents, paints, or other foreign matter into the septic system which might cause damage, or in any other way damage the septic system or drainage field.

18. Default. If Lessee shall fail to pay rent when due, or perform any term hereof, after not less than fifteen (15) days written notice of such default given in the manner required by law, Lessor,

at Lessor's option, may terminate all rights of Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property, while in default of the payment of rent, Lessor may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.

19. Water. Lessee shall have the right to use the water on the premises and during the winter months, Lessee must keep a heat source on in order to prevent freezing of the water lines. Failure to maintain heat on the water lines which results in damage to the water system will be the responsibility of Lessee.

20. Right of Entry. Lessor reserves the right to enter the premises at all reasonable hours for the purpose of inspection and whenever necessary to make repairs and alterations to the premises. Lessee hereby grants permission to Lessor to show the premises to prospective purchasers, mortgagees, tenants, workmen, or contractors at reasonable hours of the day.

21. Termination. This Agreement and the tenancy granted may be terminated at any time by either party by giving to the other party not less than one full month's prior notice in writing. Lessee will allow Lessor to inspect the premises with 24 hours' notice at any time during the lease and at least two weeks before the scheduled time for move-out.

22. Attorney's Fees. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provision hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

23. Radon Gas Disclosure. As required by law, Lessor makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have not been found in buildings on the property. Additional information regarding radon and radon testing may be obtained from your county public health unit.

24. Lead Paint Disclosure. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessor is unaware of any lead-based paint issues on the premises, but Lessee has been informed that the home was built prior to 1978. Additional information regarding lead paint may be obtained from your county public health unit.

25. Appliances. No appliances are provided to Lessee at this time.

26. Additional Terms and Conditions. Lessee is not allowed to store junk or unregistered vehicles on the property at any time.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written.

Jack Sergiojan, Lessor Date

Christopher Dorman, Lessee Date

Susan Sergiojan, Lessor Date

Calvin Greenhouse Date

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation of legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified