

# Walla Walla Regional Airport Airport District 455 B Street

---

## AS IS – WHERE IS

### Size & Building

Building #415 located at 455 B Street

- 1,500 square feet
- Concrete Floor
- 9' Overhead Door
- Water/Sewer Service Available (Not Connected)
- Basic Electricity
- Surrounding Land Parcel
  - 4,694 square feet

### Monthly Rent

\$ 500.00	Base Building Rent
\$ 40.00	Additional Ground
\$ 69.34	State Leasehold Tax (12.84%)
<b>\$ 609.34</b>	<b>Per Month</b>

### Utilities

\$ 38.00	Base Water Fee + State Leasehold Tax (12.84%) per Month
\$ 45.00	Base Sewer Fee + State Leasehold Tax (12.84%) per Month

- When water/sewer connections are made.
- Water/sewer meter read on a monthly basis. Additional “usage” or consumption fee per month will apply. Water = \$0.75 per 100 cu.ft. and Sewer = \$3.54 per 100 cu.ft.
- All other provided utilities through the local utility companies and will need to be put under tenant’s name.

### Surety Deposit

- Tenant to pay 1-month surety deposit equal to 1-month rent plus base utilities
- Airport to keep money on file during duration of lease
- Refund ONLY upon move-out with no building issues
- \$540.00 due at time of lease signing

### Insurance

The Lessor shall not be held liable in any manner for, or on account of, any loss or damage to personal property of the Lessee which may be sustained by fire or water or other insured peril, or for loss of any articles by burglary, theft or any other cause from or upon the demised premises. It is acknowledged that the Lessor does not cover any of the personal property of the Lessee through its insurance and Lessee is solely responsible to obtain personal property insurance.

At all times during the term of this Lease, Lessee will carry and maintain, at Lessee's expense, the following insurance in the amounts specified below, with insurance companies licensed to issue such insurance in the State of Washington:

*For Lessees who lease from the Lessor 1,000 square feet up to 10,000 square feet of building space or 1/4 of an acre to 3/4 of an acre of land, the Lessee shall provide: Commercial General Liability coverage extended to include Contractual and Completed Operation, providing Bodily Injury and Property Damage Liability with a Combined Single Occurrence Limit of not less than \$1,500,000 and Fire/Legal Liability insurance limits of \$250,000 on any one occurrence.*

Prior to performance under this Lease, Lessee shall furnish Lessor a copy of the certificate(s) of insurance (and the underlying and policies) from an insurer satisfactory to Lessor evidencing compliance with the provisions of this section, and shall contain the following provisions:

1. Such insurances shall not be canceled or materially altered without first giving THIRTY (30) days written notice thereof to Lessor;
2. With respect to any claims brought against Lessor, such insurances shall be primary to any policies owned by Lessor, and shall be noncontributory; and
3. Lessor shall be named as additional insured.
4. The foregoing insurances may, at Lessee's option, expressly exclude exposures not incidental to or arising out of Lessee's performance under this Lease.

### **Other**

- Lessee shall maintain mowing/weed spraying/gravel within the leased premises and parking area.
- Lessee building improvements are approved by the Lessor prior to Lessee lease commencement.
- All building modifications and permitting is the Lessee's responsibility. Lessee to work with the Walla Walla County Building and Planning Department for building occupancy issues and permitting. WW County Building & Planning phone number is 509-524-2610.

# Pictures











