

Lease Agreement: Predispute Arbitration Clause

Arbitration. Any claim, controversy or dispute between the parties arising out of or relating to this lease agreement, or to the interpretation or breach thereof, or to the existence, validity, or scope of this agreement or the arbitration agreement, shall be resolved by arbitration in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc., and any judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof, but nothing in this paragraph shall preclude lessor from bringing, maintaining and concluding an action against lessee for forcible entry or wrongful detainer, and this paragraph shall not apply to any dispute which is encompassed within such legal action.

(Note: Any existing attorney's fees clause should be modified to include an arbitration proceeding.)