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Shelby Cnty Judge of Probate, AL
02/13/1981 00:00:00 FILED/CERTIFIED

U.S. POSTAL SERVICE
SHORT FORM LEASE

THE UNDERSIGNED, hereinafter called the Lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described for postal purposes, pursuant to the terms and Conditions described herein and contained in General Conditions to Short Form Lease, Form 7417-A, attached hereto.

1. LOCATION. The premises are located at:

(Address)	(City)	(County)	(State and ZIP Code)
	Westover	Shelby	AL 35185

upon which is or will be located a one story masonry building and which property contains or will contain areas and spaces, improvements and appurtenances as follows:

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR	13x20 $\frac{1}{2}$ +15x8.5	445	DRIVEWAY		
XXXXXXXX	+46.75		PARKING & MANEUVERING	Joint use	445
STORAGE OF VEHICLES (No. of Units)			OTHER (Describe)		

2. TERMS-(in each case two (2) of the following paragraphs, "A", "B" and "C" must be deleted)

A ~~Month-to-Month.~~ This is a month-to-month tenancy for an indefinite period beginning _____, 19____, and may be terminated at any time by either party giving to the other ~~thirty days' written notice~~, any such notice given by Lessor to be directed to the Contracting Officer.

B ~~Fixed Term.~~ To have and to hold said premises with their appurtenances for a term of 36 (36) months beginning March 1, 1981, and ending February 28 29 1984.
(1) The Postal Service may terminate this agreement at any time by giving thirty days' written notice to the Lessor.
(2) This agreement may be renewed, at the option of the Postal Service, providing that 30 days' written notice is given before the end of the fixed term, for the following separate and consecutive terms and at the following monthly rentals:

NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)
(a)	\$	(b)	\$	(c)	\$

C ~~Automatic Renewal.~~ To have and to hold the said premises with their appurtenances for a term of one year beginning _____, 19____. Thereafter this agreement shall renew itself from year to year unless thirty days before the end of any annual term the Lessor gives written notice of termination, delivered to the Contracting Officer. The Postal Service may terminate this agreement at any time by giving thirty days' written notice to the Lessor.

3. RENTAL. The Postal Service shall pay the Lessor monthly rental of \$ 100.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: Joseph Claude Smith or Varina S. Smith, P. O. Box 97, Westover, AL 35185

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: Heating, lighting, air conditioning, water & sewerage system as presently installed

5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: Paragraphs 2A and 2C are deleted. The Postal Service shall pay the electric bill provided the lessor has installed a separate meter and the payment of the electric bill by the Postal Service shall not begin until the meter is installed but no earlier than the inception date of this lease.

6. The undersigned has completed and attached hereto Form 7319-B, Representations and Certifications.

EXECUTED BY LESSOR January 24, 1981
By: Joseph Claude Smith, Varina S. Smith
(Signature)
Joseph Claude Smith Varina S. Smith
(Print Name & Title)
Identifying No.: [REDACTED]
Address: P. O. Box 97
Westover, AL 35185 205/678-6994
(City, State and ZIP Code) (Telephone)

ACCEPTANCE BY POSTAL SERVICE
2/3, 1981
By: James T. Coe
Title: Field Supervisor, Real Estate
(Contracting Officer)
Address: 2245 Perimeter Park Drive-Suite 17
Atlanta, Georgia 30341
(404) 221-5243

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