Lease For Post Office Quarters.

This Indenture made the 2nd day of August, 1912, between Adolphus P. Langhorne and Fannie T. Langhorne his wife, of Columbiana, Shelby County and State of Alabama party of the first part and the United States of America by Frank H. Hitchcock Postmaster General of the United States, party of the second part,

Witnesseth: That the said party of the first part, in consideration of the rents and covenants hereinafter contained on the part of the party of the second part to be paid kept and performed, have granted, demised and leased unto the said party of the second part, and by these presents doth grant, demise and lease unto the said party of the second part all that certain room Twenty two feet two inches (22'2") by forty two feet four inches (42'4") inside measurement, on the first floor of the two story brick premises known as the Langhorne Building situated on the West side of Main Street between East College Street and College Avenue, (with a rear entrance from a 30-ft. Alley in the rear of the lot) on Lot 12 of Block 1, in Columbiana, Shelby County Alabama;

Said room fitted and supplied by the said party of the

first part with a complete equipment of boxes, fixtures and furniture (including City and rural delivery furniture when necessary), together with satisfactory heat and light, heating and lighting fixtures, the requisite water closets, urinals, water, a fire proof safe, postal savings bank equipment, etc., and having all of the ways of ingress and egress with all of the rights and privileges thereunto belonging for the use of the United States, as and for a Post Office at Coleman Iowa, Alabama, aforesaid, for during and until the full end and term of five years then next ensuing, from and after the first day of June A.D. Nineteen hundred and twelve, or to such part of said term as the office shall be entitled to an allowance for rent, provided Congress shall make the necessary appropriation from year to year, or authorize the payment of such rental and subject to termination as hereinafter provided, and the said party of the second part yielding and paying therefor unto the said party of the first part their heirs, executors, administrators or assigns from and after the date last above mentioned during the time of occupation by the United States of the said premises under this lease, rent at the annual rate of Three hundred dollars ($300.00), in quarterly payments, to-wit; On the first day of January, April, July and October in each and every year during such occupancy, to be made at the above-mentioned post office out of the revenues of said office, subject to the necessary appropriation from year to year as aforesaid, or otherwise as may be provided by law.

The said party of the first part hereby covenants and agrees for themselves, their heirs, executors, administrators and assigns, to pay all taxes and assessments of every nature, including water rates, that may be levied or assessed upon said premises during the term aforesaid under this lease and at their own cost and charge to have this lease duly recorded in the proper office for Registry of Deeds of the County wherein the premises are situated, within the time required by any law to render it effective as notice. That the said party of the first part, their heirs, executors,

Administrators, and assigns, will properly protect said office by door bars, locks, and other adequate means from entry by force from the outside thereof, and will at all times keep said premises, including the boxes, fixtures, (including heating and lighting fixtures) furniture, safe, etc., in good repair and condition, to the satisfaction of the party of the second part, and furnish and supply at their own expense, without increase of rental, additional boxes, fixtures (including heating and lighting fixtures) and furniture, as the increasing wants of the Community may reasonably call for the same in the opinion of the Postmaster General, and keep such additional boxes, fixtures (including heating and lighting fixtures) and furniture in like good repair; and in default thereof the said premises shall be deemed unfit for use as a post office, and no rent shall be due or payable hereunder until the same shall be put in a satisfactory condition for such use, or this lease may be cancelled at the option of the Postmaster General; and that the said party of the second part shall at all times during the term of this lease peaceably and quietly possess and enjoy said premises. And it is mutually understood and agreed that whenever said building or any part thereof shall be destroyed by fire or other casualty or shall, in the judgment of the Postmaster General, become unfit for use as a post office, this lease may be terminated at the option of the Postmaster General by one day's notice in writing to the party of the first part, their heirs, executors, administrators or assigns, declaring such termination, and no rent shall be payable or claimable after such destruction or termination, or during the period of such unfitness for use, nor until the same be put in a satisfactory condition by the said party of the first part, for occupation as a post office: and it is further agreed that this lease shall cease and terminate whenever the post office for the use of which this lease is made can be moved into a Government building; and that this lease may be terminated whenever, in the discretion of the

Postmaster General the interests of the Postal Service require it upon giving, at any time, three months' notice thereof to the party of the first part. And the said party of the second part further covenants and agrees, at the expiration of said term of five years, peacefully and quietly to yield up and surrender the possession of said premises to the said party of the first part, their heirs, executors administrators or assigns.

It is further stipulated and agreed that no member of or delegate to Congress shall be admitted to any share or part of this contract or agreement or to any benefit to arise thereupon.

In witness whereof the Hand and Seal of the party of the first part, on the date first hereinbefore written, and the Seal of the Post Office Department and the signature of the Postmaster General are hereunto affixed, this the seventh day of August, 1912.

The United States of America, by
F. H. Hitchcock
Postmaster General

Seal

Witness to the signature
of the Postmaster General
Walter Ward.

Witnesses to the signature
of the party of the first part.
1. J. F. Nelson
2. J. F. Baker

A. P. Langphore (Seal)
Fannie T. Langphore (Seal)

Approved as to fact.
Annual rental $300.00
Total for five years $1,500.00

Approved as to form
Aug. 6 – 1912.
R. P. Goodwin
Assistant Attorney General

State of Alabama,
County of Shelby. } SS.

Personally appeared before me, Clerk Circuit Court in and for the County and State aforesaid, Adolphus P. Langphore and Fannie T. Langphore, his wife, who are known to me to be the same persons who executed the foregoing lease, and who acknowledged that they signed, sealed and delivered the same as their free and voluntary act for the uses and purposes therein set

forth. And on the same day also voluntarily appeared before me Fannie T. Langshore, wife of the said Adolphus P. Langshore to me well known as the person signing said lease, and in the absence of her husband, said she declared that she had of her own free will signed and sealed the foregoing lease for the purposes therein contained and set forth, including the release of homestead and dower therein, of which she has full knowledge without compulsion or undue influence of her said husband.

Done at Columbiana in the County and State aforesaid this 2nd day of August, 1912.

J. L. Dowell
Clerk Circuit Court.

Seal

My Commission expires 1917 - Jan 1st.

The State of Alabama, Shelby County. } I hereby certify that the within Conveyance was filed in this office for record August 16th 1912 at 3 o'clock P. M. and recorded in Deed Record 74 pages 298-302. and examined.

A. P. Langshore - Judge of Probate