STANDARD FORM OF GOVERNMENT LEASE
(Real Estate)
(As modified for use by the Post Office Department)

LEASE BETWEEN
Mrs. Lavonia Gordon and Harry Gordon, her husband

and

THE UNITED STATES OF AMERICA

INSTRUCTIONS TO BE OBSERVED IN EXECUTING LEASE

- 1. The lease shall be dated.
- 2. The full name and residence of the lessor shall be clearly written in paragraph 1 of the lease.
- 3. The premises shall be fully described, and, in case of rooms, the floor and romm number of each room given.
- 4. Whenever the lease is executed by an attorney, agent, or trustee on behalf of the lessor, two authenticated copies of his power of attorney, or other evidence to act on behalf of the lessor, shall accompany the lease.
- 5. When the lessor is a partnership, the names of the partners composing the firm shall be stated in the body of the lease. The lease shall be signed with the partnership name, followed by the name of the partner signing the same.
- 6. Where the lessor is a corporation, the lease shall be signed with the corporate name, followed by the signature and title of the officer or other person signing the same on its behalf, duly attested, and, if requested by the Government, evidence of his authority to so act shall be furnished.
- 7. Under paragraph 6, of the lease insert necessary facilities to be furnished, such as heat, light, janitor service, etc.
- 8. There shall be no deviation from this form without prior approval through the Interdepartment Board of Contracts and Adjustments, Bureau of the Budget, Washington, D. C.
 When interlineations, deletions, or other alterations are permitted specific notation of
 the same shall be entered in the blank space following paragraph 11 before signing.
- 9. If the property leased is located in a State requiring the recording of leases in order to protect the tenant's rights, care should be taken to comply with all such statutory requirements.

 LEASE

between
Mrs. Lavonia Gordon and Harry Gordon, har husband,
and
THE UNITED STATES OF AMERICA

- 1. This LEASE, made and entered into this 17th day of June, 1937, in the year one thousand nine hundred and thirty seven, by and between Mrs. Lavonia Gordon and Harry Gordon, her husband, whose address is Columbiana, Shelby County, Alabama, for themselves, their heirs, executors, administrators, successors and assigns, hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government:
- WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:
- 2. The Lessor hereby leases to the Government the following described premises, viz: All that certain room 20' ll" x 60', less an offset 4' x 14' for a stairway, providing 1199 square feet of floor space, net, inside measurements, on the first floor, with the use of a 10' private alley on north side of building and an area 20' x 21' at rear of building of the two story, brick premises, situated on the east side of Main Street, between East College and Peters Streets, Columbiana, Shelby County, Alabama, to be used exclusively for the following purposes: As and for a post office in Columbiana, Shelby County, Alabama.
- 3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 1, 1937, and ending with July 31, 1947; ten years in all.
- 4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other then the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed at a rental of and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the Lessor at least - - - months before this lease would expire; Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the day of - - - -

- 6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: Said room, fitted and supplied by the Lessor with the present equipment now installed consisting of a good fireproof safe with burglar resisting chest, and all boxes, fixtures and furniture requisite to make the said room or rooms in every way satisfactory for use as a post office, provided that after acceptance of such equipment no additional equipment shall be required except for replacements. The Lessor shall keep the said safe with burglar resisting chest, boxes, fixtures and furniture in good repair and condition, to the satisfaction of the Post Office Department. The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect all windows and doors in the workroom by iron bars or wire gratings according to requirements. The Lessor shall furnish approved heating and lighting fixtures, plumbing and toilet facilities as now installed, the necessary water and electric meters; satisfactory fuel, light, power and water. The Lessor shall keep the said heating and lighting fixtures, plumbing and toilet facilities, in satisfactory repair and condition during the term of this lease.
- 7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.
- 8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted: Provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government ninety days before the termination of the lease.
- 9. The Government shall pay the Lessor for the premises rent at the following rate: Six Hundred and Seventy Two Dollars (\$672.00) per annum. Payment shall be made at the end of each month.
- 10. Whenever any building or part of a building under lease becomes unfit for use as a post office, no rent shall be paid until the same shall be put in a satisfactory condition by the owner thereof for occupation as a post office, or the lease may be canceled, at the option of the Postmaster General.

(a) This lease may be terminated upon ninety days' notice in writing to the lessor whenever the Post Office Department shall decide to move the office into

a Government-owned building which shall have been provided for it.

(b) This lease may be terminated upon ninety days' notice in writing to the Lessor whenever, in the judgment of the Department, the growth of the service at that office renders additional room necessary and the Lessor is unable or unwilling to furnish suitable and sufficient space at an additional rental satisfactory to the Department.

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing, how-ever, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

Paragraph 5 was elimated before signing.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

Lavonia Gordon (Seal) Harry Gordon (Seal)

(Two Witnesses required to signature of Lessor)

J. M. Leonard, Jr.,

(Annual Rental, Rental, \$672.00)

Post Office Bept. Seal. THE UNITED STATES OF AMERICA
By Harllee Branch
Acting Postmaster General

fire premises.

APPROVED AS TO TERMS OF CONTRACT.

percent of the fair market value of

Witness to Signature of Postmaster General

Langley

Approved as to legality.

W. E. Kelly Acting Solicitor for the Post Office Department S. W. Purdum Fourth Assistant Postmaster General Form of Acknowledgment For Husbard and Wife

State of Alabama) County of Shelby)

ss.

Personally appeared before me, a notary public in and for the county and State aforesaid, Mrs. Lavonia Gordon and Harry Gordon, her husband, 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 Mrs. Lavonia Gordon, wife of the said Harry Gordon to me well known as the person signing said lease, and in the absence of her, said husband declared that she had of her own free will signed and sealed the foregoing lease for the purposes therein contained and sea forth, including the release of homestead and dower therein, of which she had full knowledge, without compulsion or under influence of her said husband.

Done at Calumbiana, Ala., in the County and State aforesaid, this 17 day of June,

1937.

Notarial Seal.

J. M. Leonard, Jr.;
Notary Public
My commission expires January 1939

Filed for record in this office the 6th day of July, 1937 at 9:30 AM and recorded in Deed Record #103, on page 34-36 and examined.

L. C. Walker, Judge of Probate
Shelby County, Alabama