

LEASE

between

BOOK 185 PAGE 361

Corinthian Lodge No. 462, A.F. & A. M.

and

THE UNITED STATES OF AMERICA

1. This LEASE, made and entered into this *5th* day of *March*, in the year one thousand nine hundred and *fifty-seven* by and between Corinthian Lodge No. 462, A. F. & A. M.

whose address is Siluria, Alabama

for itself, its ~~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, 19'2" x 79', less offset 10' x 19'6", providing 1,319 square feet of floor space, net, inside measurements, on the first floor; joint use of first level platform 9'6" x 6'; also joint use of a second level platform 9'6" x 4', providing a total of 95 square feet; joint use of gravelled parking area 30' x 20'5", providing 612 square feet; of the one-story, concrete block and brick premises, situated on the West side of U. S. Highway 31, between Siluria Highway and Scotrock Road, on Lot No. 18, in

Alabaster, Shelby County, Alabama

to be used exclusively for the following purpose: As and for postal purposes in

Alabaster, Shelby County, Alabama

3. TO HAVE AND TO HOLD the said premises with their appurtenances
for the term beginning February 1, 1957
and ending with January 31, 1967 (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 than 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 \$1,140.00 (Eleven hundred and forty dollars) per annum, for two consecutive five-year terms, and otherwise upon the terms and conditions herein specified, ~~provided~~
~~XX~~ ~~XXXXXXXXXX~~
~~XX~~ Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the 31st day of January 1977.

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: The Lessor shall pay all taxes and shall have this lease duly recorded, and shall properly protect all doors by good locks with rear door further protected by bars and keeps, and the only window in the premises protected by iron bars, according to requirements. The Lessor shall furnish lighting fixtures, plumbing and toilet facilities, air-conditioning equipment, and gas, water, and electric meters, all as now installed in the demised premises; heating fixtures of sufficient size and capacity to heat the building to a uniform temperature of 70 degrees throughout when the outside temperature is the design temperature in general use by the heating industry for this locality; satisfactory sewerage service.

The Lessor shall keep all items furnished under this paragraph in good repair and proper condition to the satisfaction of the Government, except in case of damage arising from the act or the negligence of the Government's agents or employees.

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 annual rate: Eleven hundred and forty dollars (\$1,140.00).

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 additional 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, however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

12. In connection with the performance of work under this contract, the contractor agrees not to discriminate against any employee or applicant for employment because of race, religion, color, or national origin. The aforesaid provision shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post hereafter in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the non-discrimination clause.

The contractor further agrees to insert the foregoing provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

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

(Corporate Seal Here
If Corporation)

Corinthian Lodge No. 462, A.F.&A.M. (SEAL)

by,

W. J. Mathis (SEAL)

W. J. Mathis (SEAL)

W. J. Mathis, its Worshipful Master, and

(SEAL)

Charles P. Walker (SEAL)
Charles P. Walker, its Secretary

(SEAL)

(SEAL)

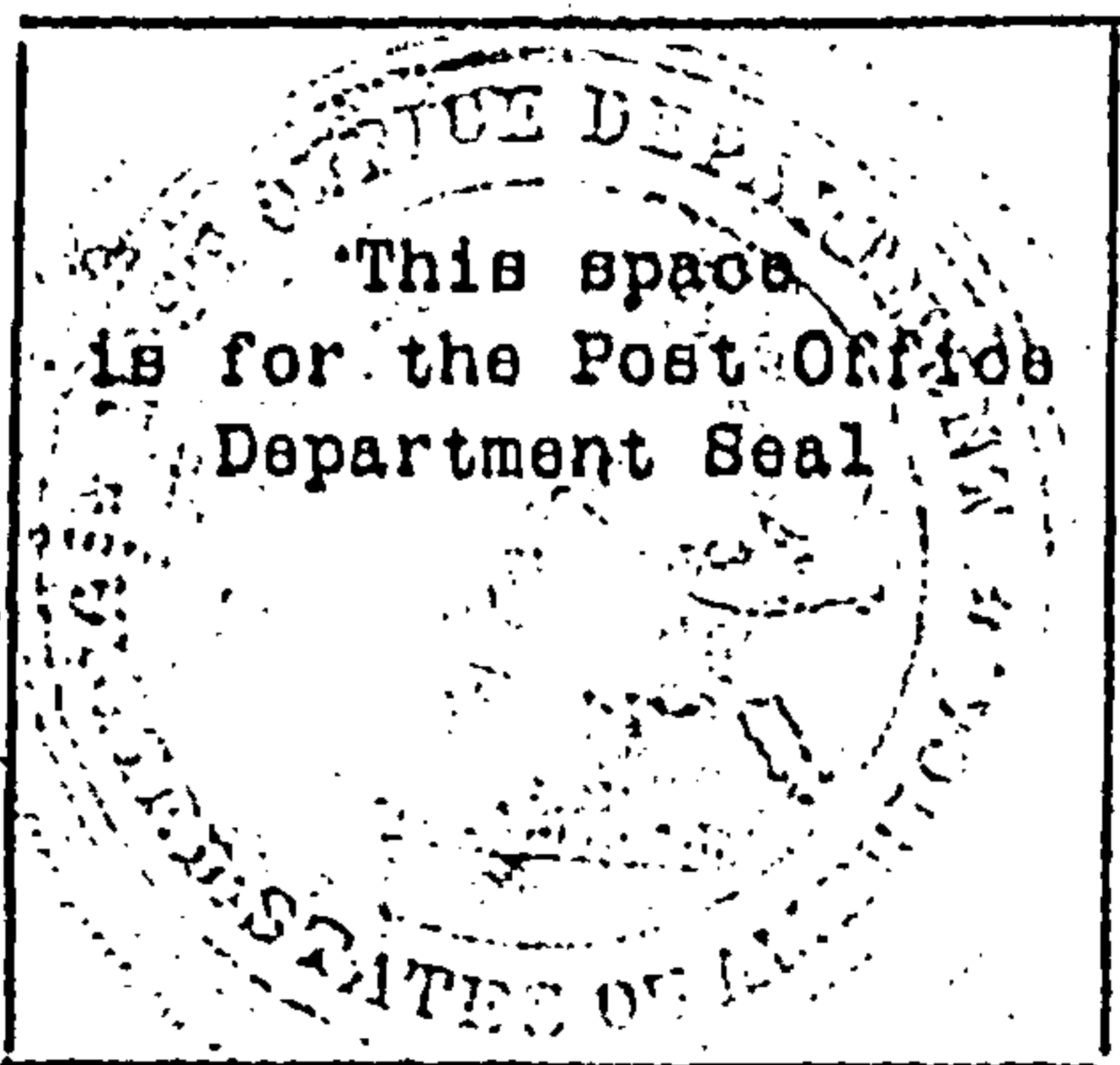
(SEAL)

Lessor.

(Two Witnesses required to signature of Lessor)

1. *M. C. Sparker*

2. *W. J. Albright*



(Annual Rental, \$ 1,140.00)

THE UNITED STATES OF AMERICA

By *Amundacich*

Assistant Postmaster General

(Witness to signature of Assistant Postmaster General)

R. Frank Levy

Approved as to legality.

W. H. Gregor Goff

Solicitor for the Post Office Department

By *Alfred G. Weller* WFL

FORM OF ACKNOWLEDGMENT FOR CORPORATIONS

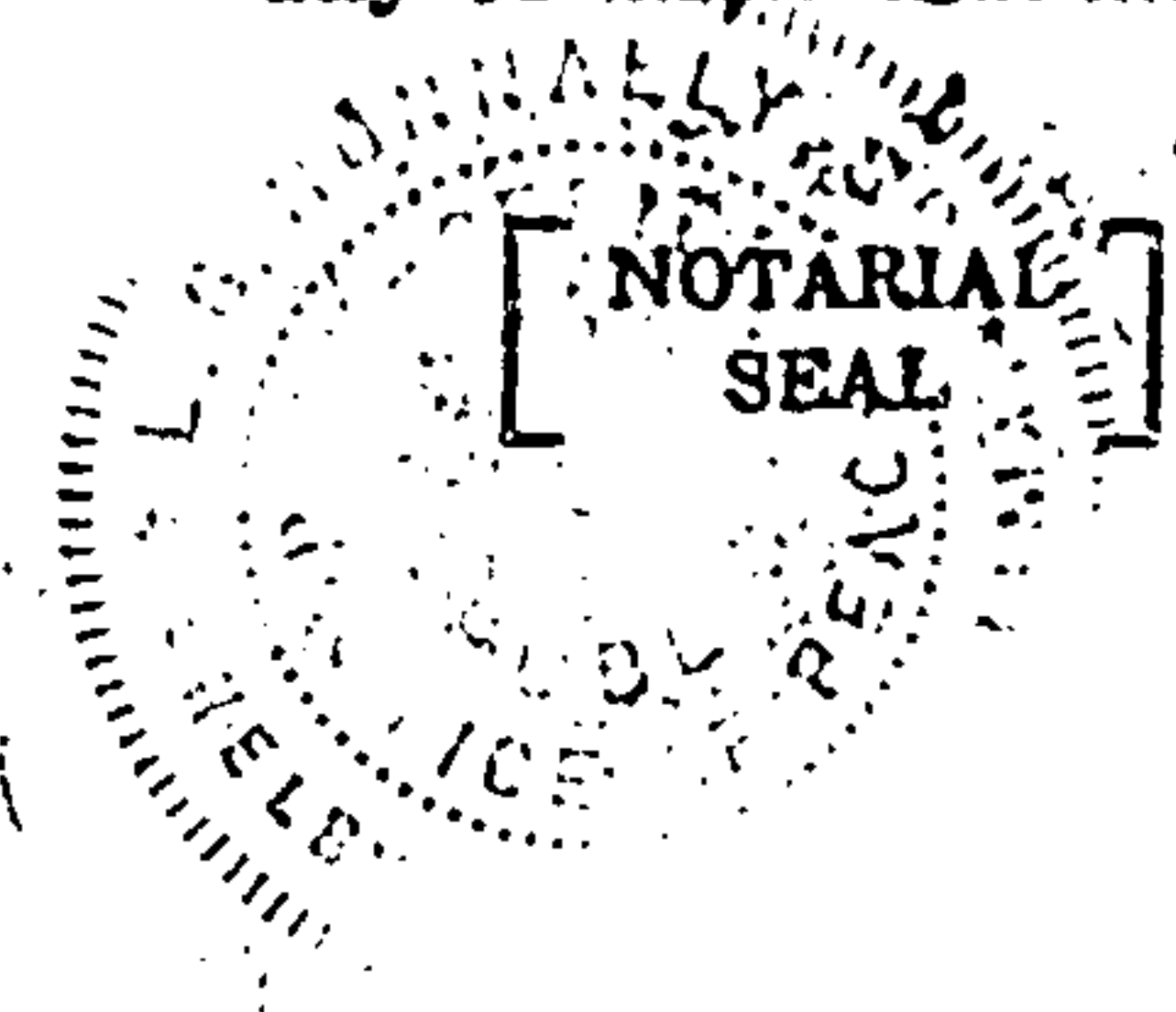
STATE OF Alabama }
COUNTY OF Shelby } 88:

Personally appeared before me, a notary public in and for the county and State aforesaid,

W. J. Mathis
and Charles P. Walker who are known to me to be the
Worshipful Master and Secretary of the Corinthian
Lodge No. 462, A.F. & A.M. and

to be the same persons who executed the foregoing lease, who depose and say that they know
the seal of the said corporation, that the seal affixed to the above instrument is the seal of said cor-
poration, and that it was affixed, and that they signed their names thereto, by authority of
the said corporation, for the purposes set forth, and as their own free and voluntary act.

Done at Clabaster, in the county and State aforesaid, this 5th
day of March, 1957



L. B. J. Murray
Notary Public

My commission expires 1-19-1959

NOTE.—If the corporation is without a seal, that portion of the acknowledgment referring to a seal should be stricken out, and on the blank line following this statement should be made: "and that the said corporation has no corporate seal."

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Dead Tax has been col-
lected on this instrument.

L. C. Walker
Judge of Probate

"TAX EXEMPT"

LEASE

FOR

POST OFFICE QUARTERS

Post Office Alabaster, Alabama

Lessor Corinthian Lodge No. 1462, A.F. & A.M.

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Date March 5, 1957

Term Ten years, with 2 consecutive five-year

Beginning February 1, 1957 renewal options @ \$1,140.00 per annum.

Rent: \$1,140.00 per annum.

Lease includes:

Heating and lighting fixtures;
plumbing and toilet facilities;
sewerage service; air-conditioning equipment;
meters;

STATE OF ALABAMA }
SHELBY COUNTY }

I, L. C. Walker, Judge of Probate hereby
certify that the within lease was
filed in this office for record on March 19 day
of March, 1957 at 4 o'clock, P.M.
and recorded in Alabaster Record 185
page 366 and contained March
and the Mortgage Tax of \$
Deed Tax of \$ has been paid.

Fee \$ 4.50 Judge of Probate

L. C. Walker

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within lease
was filed for record the 19 day of March, 1957 at 4 o'clock, P.M.
and recorded in Alabaster Record 185 Page 366, and the Mortgage Tax of
Deed Tax of has been paid.
L. C. Walker Judge of Probate