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Shelby Cnty Judge of Probate, AL
07/07/1980 00:00:00 FILED/CERTIFIED

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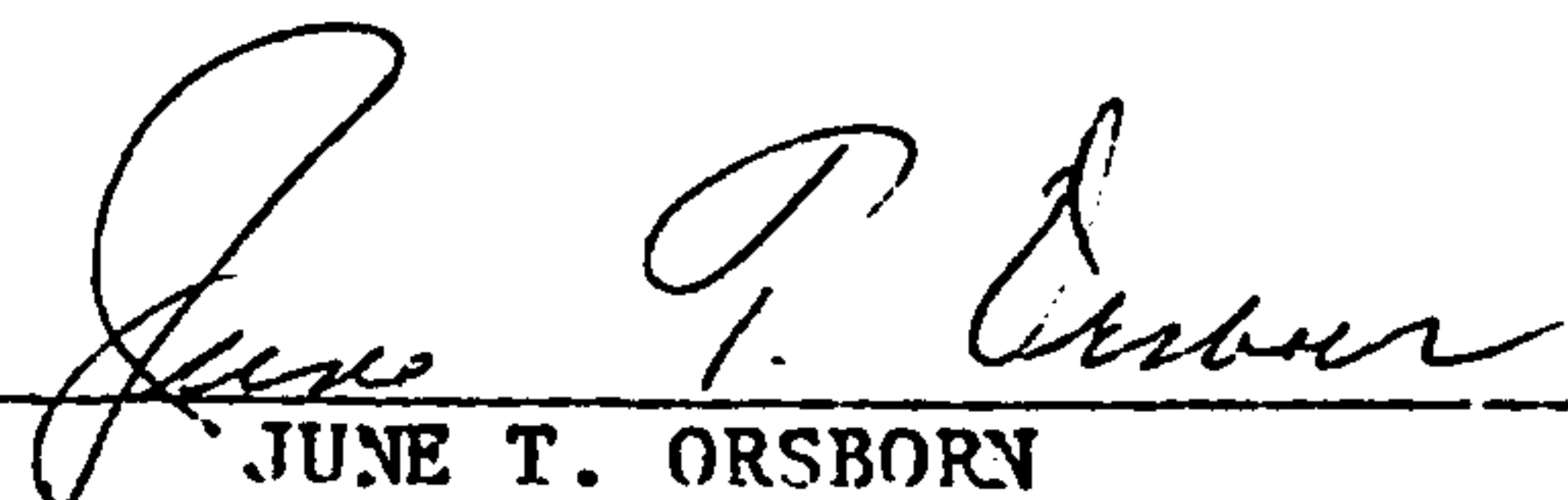
U.S. POSTAL SERVICE SHORT FORM LEASE					
THE UNDERSIGNED, hereinafter called the Lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described for postal purposes, pursuant to the terms and Conditions described herein and contained in General Conditions to Short Form Lease, Form 7417-A, attached hereto.					
1. LOCATION. The premises are located at:					
(Address) West side HWY 47		(City) Chelsea	(County) Shelby	(State and ZIP Code) AL 35043	
upon which is or will be located a <u>one</u> story <u>masonry</u> 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	4 X 6½ + 4' X 6' +	18½ X 30	DRIVEWAY		
PLATFORM	+ 8 X 15	725	PARKING & MANEUVERING	on street	
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)					
Month-to-Month. This is a month-to-month tenancy for an indefinite period beginning _____ and may be terminated at any time by either party giving to the other a thirty days' written notice, any such notice given by Lessor to be directed to the Contracting Officer.					
Fixed Term. To have and to hold said premises with their appurtenances for a term of <u>twelve (12)</u> months beginning <u>November 1</u>, 1980, and ending <u>October 31</u>, 1981. <u>sixty</u>					
(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:					
The Postal Service may terminate either of renewal options by giving 60 days notice to the Lessor.					
NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)
(a) 12	\$ 125.00	(b) 12	\$ 140.00	(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 \$ <u>110.00</u> payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: Mrs. Mary W. Shirley, Rte I, Box 82, Chelsea, AL 35043					
4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: <u>heating, lighting, water, sewerage and air conditioning as presently installed.</u>					
5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: <u>paragraphs 2A and 2C are deleted. Paragraphs 2B(1) and 2B(2) are modified. The Postal Service shall pay for all utility bills and shall provide for all necessary maintenance for the air conditioning unit. The lessor shall either replace or repair the awning on the front of the building and shall also repaint the building no later</u>					
6. The undersigned has completed and attached hereto Form 7319-B, Representations and Certifications. <u>than 10/1/80</u>					
EXECUTED BY LESSOR <u>May 28</u> , 19 <u>80</u>			ACCEPTANCE BY POSTAL SERVICE <u>6/3</u> , 19 <u>80</u>		
By: <u>Mary W. Shirley</u> (Signature) Mary W. Shirley (widow)			By: <u>James T. Coe</u> (Signature) James T. Coe Field Supervisor, Real Estate (Contracting Officer)		
Identifying No.: SSN <u>[REDACTED]</u>			Address: <u>USPS, 416 Federal Annex</u> <u>Atlanta, GA 30304</u>		
Address: <u>Rte I, Box 82</u> <u>Chelsea, AL 35043 205/678-6246</u> (City, State and ZIP Code) (Telephone)					

STATE OF GEORGIA

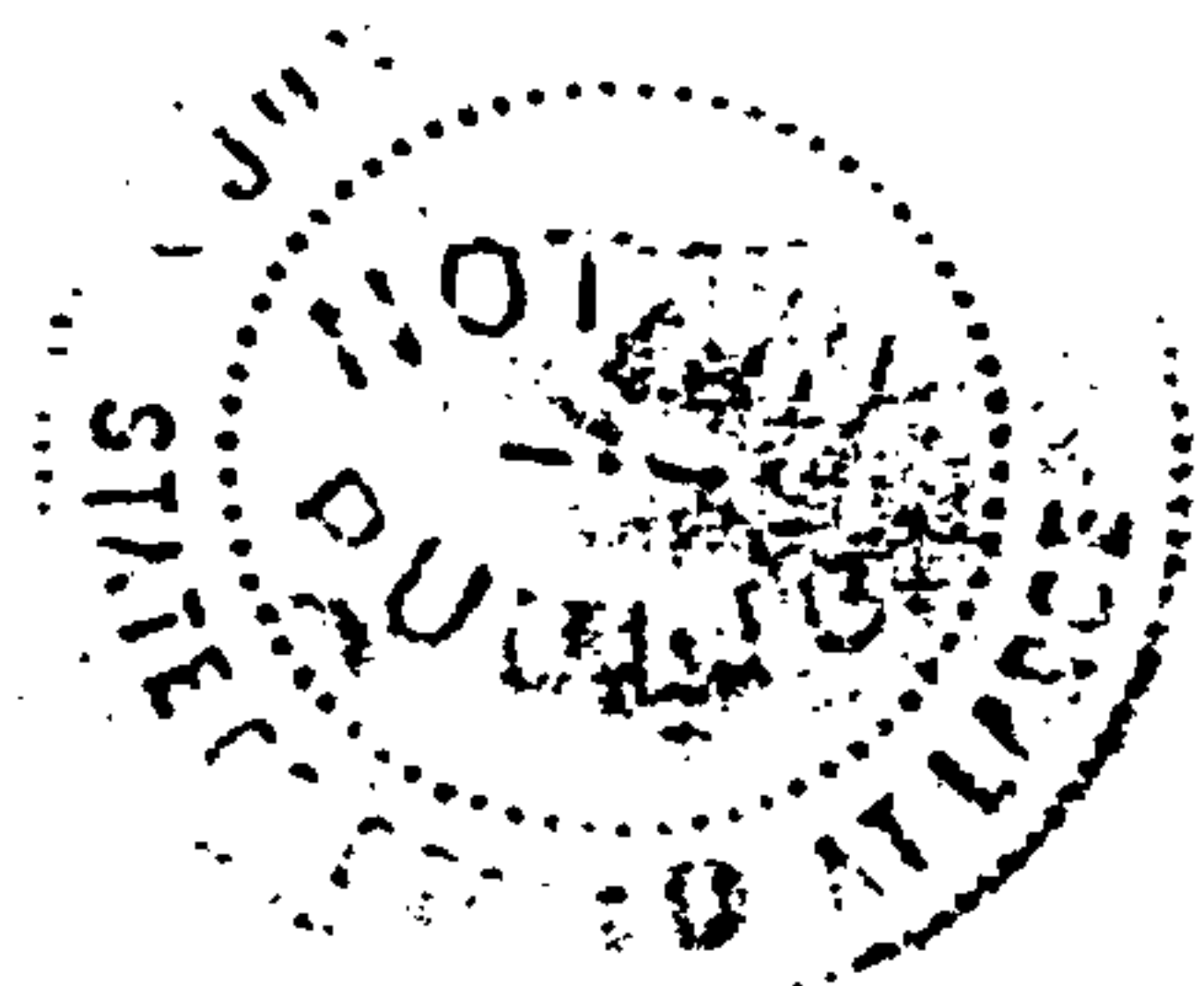
FULTON COUNTY

Personally appeared before me, James T. Coe, who being by me first duly sworn, states that he is the Field Supervisor, Real Estate, Field Real Estate and Buildings Office of the United States Postal Service, Atlanta, Georgia, and that he executed the foregoing and annexed Lease and that said writing was signed by him in behalf of the United States Postal Service by its authority duly given. The said James T. Coe acknowledged said writing to be the act and deed of the United States Postal Service.

WITNESS my hand and Notarial Seal, in the County and State aforesaid, this 3rd day of June 1980.


JUNE T. ORSBORN

Notary Public, Georgia, State At Large
My Commission Expires Jan. 9, 1984



BOOK 327 PAGE 407

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of Alabama
County of Shelby } SS:

Personally appeared before me, a Notary Public in and for the County and State aforesaid,

Mary W. Shirley

(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that

she

(he)(she)

signed, sealed and delivered the same as her

(his)(her)

free and voluntary act for the uses and purposes therein set forth.

Witness my hand and notarial seal, in the County and State aforesaid, this 28th day of May,
19 80.

Julia M. Perkins
Notary Public

(Notarial Seal)



My commission expires My Commission Expires August 16, 1982

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1980 JUL -7 AM 9:50

Notary Public
JULIA M. PERKINS

Recd Tax 4.50
Rec. 4.50
Dnd. 1.00
10.00