

412 154  
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)
	Vincent	Shelby	AL 35178

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: See attached description identified as Exhibit A and by this reference hereto is made a part hereof.

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR			DRIVEWAY		
PLATFORM			PARKING & MANEUVERING		
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 60 (60) months beginning April 10, 1981, and ending April 9, 1986.  
~~(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 \$ ~~350.00~~ 390.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: R. P. Henderson & Son, c/o Howell Henderson, 12 Mimosa Row, Pell City, AL 35125

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

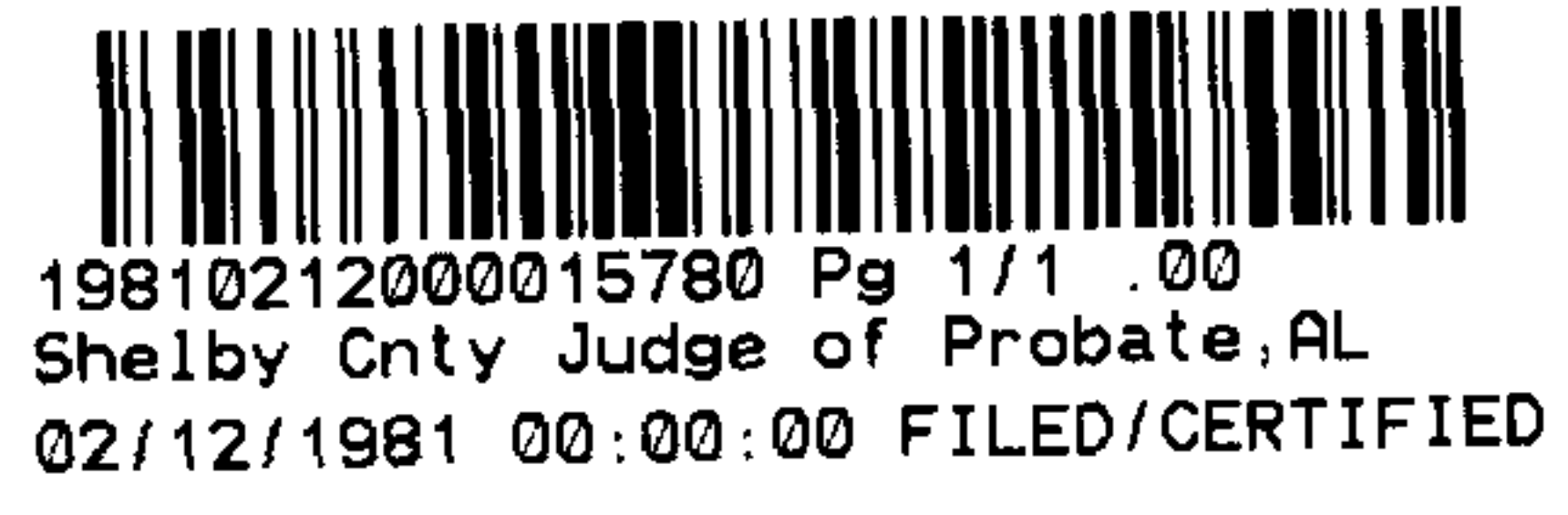
5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: Paragraphs 2A, 2B(1) and 2C are deleted. The Postal Service shall pay for all utility bills and furnish and replace air conditioner filters and fluorescent light tubes. Postal Service shall also pay the ad valorem taxes. Tax Rider by this reference hereto is made a part hereof and identified as Exhibit B

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

EXECUTED BY LESSOR 1/21, 1981  
 By: Howell Henderson  
 R.P.Henderson & Son (Signature)  
 c/o Howell Henderson  
 Identifying No.: 418 20 8828  
 Address: 12 Mimosa Row  
Pell City, AL 35125 205/338-2261  
 (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

PS Form 7417  
 Dec. 1974



BOOK 331 PAGE 127

STATE OF ALA. SHELBY CO.  
 1981 FEB 12 AM 9:04  
Rec. 150  
End 100  
250  
Thomas P. Henderson, Jr.  
 JUDGE OF PROBATE

**R. P. HENDERSON & SON**  
 GENERAL CONTRACTORS  
 P. O. BOX 607  
 PELL CITY, ALABAMA 35125