

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) Highway 25	(City) Vandiver	(County) Shelby	(State and ZIP Code) AL 35176
-------------------------	--------------------	--------------------	----------------------------------

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:

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR	28.9 x 16	462	DRIVEWAY		
PLATFORM			PARKING & MANEUVERING	60 x 80	4800
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 a 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 24 (24) months beginning June 19, 1981, and ending June 18, 1983. ninety  
 (1) The Postal Service may terminate this agreement at any time by giving ~~thirty~~ ninety 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~~ 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)	<del>DELETE</del>	(b)	<del>DELETE</del>	(c)	<del>DELETE</del>

**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~~ 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 \$ 150.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: Christine W. Manfre  
231 Roosevelt St., Leeds, AL 35094

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: Heating, air conditioning, lighting, plumbing and ventilating systems 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(2)(a), (b), (c) and 2C are deleted. Paragraph 2B(1) is modified. The Postal Service shall pay all utility bills with the exception of the water and sewerage bills which payment shall be the responsibility of the Lessor.

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

EXECUTED BY LESSOR _____, 19____ By: <u>Leonard D. Manfre</u> <u>Christine W. Manfre</u> (Signature) Leonard D. Manfre - Christine W. Manfre (Print Name & Title) Identifying No.: _____ Address: <u>231 Roosevelt St.</u> <u>Leeds, AL 35094</u> <u>205/699-8019</u> (City, State and ZIP Code) (Telephone)		ACCEPTANCE BY POSTAL SERVICE _____, 19 <u>81</u> By: <u>James T. Coe</u> James T. Coe Title: <u>Field Supervisor, Real Estate</u> (Contracting Officer) Address: <u>2245 Perimeter Park Dr. - Suite 17</u> <u>Atlanta, GA 30341</u>	
--	--	--	--

PS Form 7417  
 Dec. 1974

STATE OF ALA. SHELBY CO.



19810429000047350 Pg 1/1 .00  
 Shelby Cnty Judge of Probate, AL  
 04/29/1981 00:00:00 FILED/CERTIFIED

1981 APR 29 PM 10:10

Rec. 150  
 Ind. 00  
 250

BOOK 332 PAGE 501

Christine W. Manfre  
231 - Roosevelt St.  
Leeds Ala.  
35094