

1531

**DUPLICATE**

UNITED STATES POSTAL SERVICE

LEASE

017470-002

(DBHart:ce)

FACILITY NAME: SHELBY, SHELBY CO., AL 35143-9998 - MAIN OFFICE

1. This LEASE, made and entered into May 9, 1990, by and between Richard B. Aldridge, herein called the lessor, whose address is:

P. O. Box 219  
Clay, AL 35048-0219

for Lessor and Lessor's heirs, administrators, successors, and assigns and the United States Postal Service, hereinafter called the Postal Service:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Postal Service the following described premises, viz.:

Commence at the northeast corner of the southwest quarter of the northwest quarter of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, and run thence westerly along the north line of said quarter-quarter section a distance of 213.85' to a point on the westerly right of way line of Shelby County Highway (Road) No. 47, thence turn a deflection angle of 99°18'48" left to chord, and run southerly along the said westerly line of said Highway No. 47 a chord distance of 100.00' to the point of beginning of the property being described. Thence turn a deflection angle of 1°22'41" to the left to chord and run southerly along same said right of way line a chord distance of 152.34' to a point, thence turn a deflection angle of 100°02'41" to the right from chord and run westerly a distance of 226.57' to a point, thence turn a deflection angle of 90°00'00" right and run northerly a distance of 150.00' to a point, thence turn a deflection angle of 90°00'00" right and run easterly a distance of 200.00' to the point of beginning.

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Upon which is a one-story masonry building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQUARE FEET
Net Interior	2,343 SF
Platform/Ramp Area	240 SF
Parking/Maneuvering Area	11,770 SF
Sidewalks	648 SF
Landscaped Area	16,775 SF
TOTAL SITE	31,973 SF

A.L. Tittle Co.

3. TO HAVE AND TO HOLD the said premises with their appurtenances:

The term beginning MAY 1, 1990 and ending APRIL 30, 2000, for a total of Ten (10) years.

4. RENTAL. The Postal Service will pay the lessor an annual rental of:

TWELVE THOUSAND TWO HUNDRED TWENTY NINE AND NO/100THS DOLLARS, (\$12,229.00) payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated. Rent checks shall be made payable to:

Richard B. Aldridge  
P. O. Box 219  
Clay, AL 35048-0219

5. The lease may be renewed, at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

<u>Renewal Option Term</u>	<u>No. of Years</u>	<u>Per Annum Rental</u>
FIRST	Five (5)	\$ 13,750.00
SECOND	Five (5)	\$ 14,890.00
THIRD	Five (5)	Fair Market Rental
FOURTH	Five (5)	Fair Market Rental

Provided that notice be given in writing to the lessor sixty (60) days before the end of the original lease term or any renewal term. All other terms and conditions of this lease will remain the same during any renewal term unless stated otherwise herein.

6. The Lessor shall furnish to the Postal Service under the terms of this lease, as part of the rental consideration, the following: Electrical, lighting, heating, air conditioning, ventilating, and plumbing systems, water and sewerage service.

7. U. S. Postal Service to pay all separately metered utility bills, and pay all real estate taxes in accordance with Reimbursement of Paid Taxes Clause.

8. U. S. Postal Service is responsible for maintenance, with the exception of roof and structural maintenance.

9. The undersigned has completed the "Representations and Certifications".

It is expressly understood between the parties hereto that the terms and conditions the Agreement to Lease executed by Richard B. Aldridge, and accepted by the Postal Service on October 5, 1989, including any amendments or modifications thereto, are made part of this lease and are to be complied with as though fully set forth herein.

EXECUTED BY LESSOR this 23<sup>RD</sup> day of April, 90.

By: Richard B. Aldridge  
(Signature)

Name of Individual: Richard B. Aldridge

Street Address: P. O. Box 219

City, State, and ZIP + 4: Clay, AL 35048-0219

Telephone No.: 205/681-0000

Taxpayer Identification No. or Social Security No.: [REDACTED]

WITNESSES: Y. Martie Sullivan  
Paula A. Slife

ACCEPTANCE BY THE POSTAL SERVICE

Date: 5/9/90 By: Robert W. Clark  
(Signature)

Name: Robert W. Clark  
Title: Manager, Real Estate Branch, Contracting Officer  
Address: FACILITIES SERVICE OFFICE  
4000 DEKALB TECHNOLOGY PARKWAY BUILDING 500, SUITE 550  
ATLANTA, GA 30340-2799  
Telephone: (404) 454-0619

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of Alabama )  
County of Jefferson ) SS:

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

Richard B. Aldridge  
(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 he signed, sealed and delivered the  
(he)(she)

same as his free and voluntary act for  
(his/her)

the uses and purposes therein set forth.

Witness my hand and notarial seal, in the County and State aforesaid, this

23<sup>RD</sup> day of April, 1990.

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(Notarial Seal)

William Cunniff J.  
(Notary Public)

My commission expires 12/19/93

STATE OF GEORGIA  
COUNTY OF DEKALB

Personally appeared before me, Robert W. Clark, who being by me first duly sworn, states that he is the Manager of the Real Estate Branch, Facilities Service Office, United States Postal Service, Atlanta, Georgia, and that he executed the foregoing and annexed instrument and that said writing was signed by him in behalf of the United States Postal Service by its authority duly given. The said Robert W. Clark 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 9th day of May 1990.

Carol A. Elder  
Carol A. Elder, Notary Public

My Commission expires: 03/02/91

I CERTIFY THIS INSTRUMENT WAS FILED

90 MAY 22 AM 10:11

JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	12.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	16.50

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