

1294

U.S. POSTAL SERVICE

STANDARD LEASE

(TWJacobs:ce)

011320-001

FACILITY NAME: Main Office

Calera, AL 35040-9998

THE UNDERSIGNED, hereinafter called the lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described, pursuant to the terms and conditions described herein and attached hereto.

1. LOCATION. The premises are located at:

Montgomery Ave. & U.S. Highway 31  
Calera, AL 35040-9998

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

See Attachment "A" for legal description.

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AREA	DIMENSIONS	NET SQ. FEET
First Floor		2,183
Platform		240
Parking and Maneuvering		7,320

MAIL TO  
HOWELL HENDERSON  
12 NIMMOSA ROW  
PELL CITY, AL 35125



Main Office

Calera, AL 35040-9998

2. BASIC TERM AND RENTAL.

FIXED-TERM. To have and to hold said premises with its appurtenances for a term of Six (60) months beginning SEPTEMBER 16, 1990 and ending SEPTEMBER 15, 1995.

The Postal Service will pay the lessor a monthly rental of 627.61 payable at the end of each month. Rent for part of a month will be prorated. Rent checks shall be made payable to:

R. P. Henderson & Sons  
c/o Howell Henderson  
12 Mimosa Row  
Pell City, AL 35125

3. OPTION PERIOD(S): This agreement may be renewed, at the option of the Postal Service, for the following separate and consecutive terms and at the following monthly rentals provided notice be given in writing to the Lessor at least thirty (30) days before the end of the fixed term and each renewal term provided herein.

	NO. OF MONTHS	PER MONTH RENTAL
1.	Twenty-four (24)	\$665.82
2.	Twenty-four (24)	\$705.84
3.	Twenty-four (24)	\$747.68

4. Lessor, as part of the rental consideration, will furnish the following utilities, services, and equipment:

Heating, lighting, air conditioning, water, sewerage system and ventilating systems as presently installed.

5. OTHER PROVISIONS. The following additional provisions, were agreed upon prior to execution:

U. S. Postal Service responsible for payment of all metered utilities.

6. The undersigned has completed the "Representations and Certifications", in Section

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Main Office

Calera, AL 35040-9998

EXECUTED BY LESSOR this 12<sup>th</sup> day of July, 1990.

By: Howell P. Henderson  
(Signature of Husband)

By: Ila D. Henderson  
(Signature of Spouse)

Name of Husband: Howell P. Henderson  
Name of Spouse: Ila D. Henderson

Street Address: 12 Mimosa Row

City, State, and ZIP + 4: Pell City, AL 35125

Telephone No.: 205/338-2663

Taxpayer Identification No. or Social Security No. Husband: [Redacted] *H.P.H.*  
Spouse: [Redacted] *I.D.H.*

WITNESSES: \_\_\_\_\_  
\_\_\_\_\_

ACCEPTANCE BY THE POSTAL SERVICE

Date: 7/23/90 By: Robert W. Clark  
(Signature)

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

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LEGAL DESCRIPTION - ATTACHMENT "A"

A brick and cement block building providing appx. 2,183 SF of interior space, with loading platform providing 240 SF; exclusive use of paved parking and maneuvering area of appx. 7,320 SF, situated on property described as follows:

Beginning at the point of intersection of the center line of Montgomery Avenue, and the center of the main line tract of the Southern Railroad; thence North along the center line of Montgomery Avenue, a distance of 459 feet; thence at a right angle left a distance of 40 feet to a point of beginning at an iron pin; thence at a right angle to the right, North along the West line of said avenue a distance of 75 feet; thence at an interior angle of 89' 29' left Westerly a distance of 150 feet to an alley; thence at an interior angle of 90' 23' left a distance of 75 feet; thence at an interior angle of 89' 27' left a distance of 150 feet to the point of beginning, said property being in the Town of

CALERA, SHELBY CO., ALABAMA

FORM FOR ACKNOWLEDGMENT FOR HUSBAND AND WIFE

State of Alabama )  
County of St. Clair )

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Howell Henderson and Ila Henderson 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 same as his free and voluntary act for the uses and purposes therein set forth.

And on the same day also voluntarily appeared before me Ila Henderson, wife of the said Howell Henderson to be well known as the person signing said lease, and in the absence of Howell Henderson, said Ila Henderson declared that she had of her own free will signed and sealed the foregoing lease for the purposes therein contained and set forth, including the release of homestead and dower therein, of which she had full knowledge, without compulsion or undue influence of her said husband.

Witness my hand and notarial seal, in the County and State aforesaid, this 12th day of July, 1990.

Helen Morrow  
Notary Public

(Notarial Seal)

My commission expires March 1, 1994

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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 U. S. Postal Service.

WITNESS my hand and notarial seal, in the County and State aforesaid, this 23rd day of July 1982.

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Carol A. Elder  
Carol A. Elder, Notary Public

My Commission expires: 03/02/91

1.	Doc. Fee	15.00
2.	Notary Fee	5.00
3.		
4.		
5.		1.00
6.		
Total		19.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 AUG 17 PM 8:20  
JAMES W. PROBERT