

U.S. POSTAL SERVICE

STANDARD LEASE

(GCBHarris:ce)

018390-004

FACILITY NAME: Main Office

Vandiver, AL 35176-9998

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:

North side of State Highway 25
Main Office

Vandiver, AL 35176-9998

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:

BOOK 345 PAGE 252

AREA	DIMENSIONS	NET SQ. FEET
First Floor	25.5' X 28.5'	727
Parking and Maneuvering	60' X 30'	1,800
Other	50' X 100'	5,000 and as needed

Marion or Rebecca Watson
P.O. Box 21
Vandiver Al.
35176

Main Office

Vandiver, AL 35176-9998

2. BASIC TERM AND RENTAL.

FIXED-TERM. To have and to hold said premises with its appurtenances for a term of *Sixty* (60) months beginning MARCH 13, 1992 and ending MARCH 12, 1996.

The Postal Service will pay the lessor a monthly rental of 250.00 payable at the end of each month. Rent for part of a month will be prorated. Rent checks shall be made payable to:

Walter M. Watson
P. O. Box 21
Vandiver, AL 35176-0021

3. OPTION PERIOD(S): This agreement does not contain any renewal options.

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

Heating, lighting, air conditioning, ventilation, water
and sewerage services as presently furnished. *

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

U. S. Postal Service is responsible for payment of all
metered utility bills. Lessor is responsible for payment
of taxes and maintenance.

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

Main Office

Vandiver, AL 35176-9998

EXECUTED BY LESSOR this 7 day of February, 1991.

By: Walter M. Watson
(Signature of Husband)

By: Rebecca S. Watson
(Signature of Spouse)

Name of Husband: Walter M. Watson
Name of Spouse: Rebecca Sue Watson

Street Address: P. O. Box 21

City, State, and ZIP + 4: Vandiver, AL 35176-0021

Telephone No.: 205/672-2062 9714

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

WITNESSES: Lathrup Parker

ACCEPTANCE BY THE POSTAL SERVICE

BOOK

345 PAGE 254

Date: 2/27/91

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

FORM FOR ACKNOWLEDGMENT FOR HUSBAND AND WIFE

State of Ala)
County of Shelby)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Walter M. Watson 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 _____, wife of the said _____ to be well known as the person signing said lease, and in the absence of _____, said _____ 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 7th day of February, 1991.

E. B. Brasher
Notary Public

(Notarial Seal)

My commission expires MY COMMISSION EXPIRES FEBRUARY 3, 1993

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 27th day of February 1991.

Carol A. Elder
Carol A. Elder, Notary Public

My Commission expires: 03/02/91 2/26/95

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 31 PM 1:32

Thomas H. [unclear]
JUDGE OF PROBATE

1	Deed Tax	<u>16.50</u>
2		<u>0.00</u>
3		<u>12.50</u>
4		<u>3.00</u>
5		<u>0.00</u>
6		<u>1.00</u>
Total		<u>33.00</u>

all paid