

U.S. Postal Service
Facilities Department
Lease



Unit/Post Office Name & Address: MAIN OFFICE - East side of US 231
VINCENT, AL 35178-9998

(018460-001)
SHELBY COUNTY

This LEASE, made and entered into by and between KEITH HENDERSON hereinafter called the Lessor, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Lessor hereby leases to the Postal Service and the Postal Service leases from the Lessor the following premises, hereinafter legally described in paragraph 9, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' Section A, attached hereto and made a part hereof.

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

and which property contains

AREA	SQ. FEET
Net Floor Space	1,608
Platform	378
Parking & Maneuvering	5,000
Other:	
Driveway	
Landscaping	
Sidewalks	
Total Site Area	11,250

05/18/1995 11:40 AM
SHELBY COUNTY JUDGE OF PROBATE

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$6,360.00
SIX THOUSAND THREE HUNDRED SIXTY & NO/100THS Dollars
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 disbursed as follows:

payable to: KEITH HENDERSON
7 16TH STREET SOUTH
PELL CITY, AL 35125-1241

unless the Contracting Officer is notified, in writing by Lessor, of any change in payee or address at least sixty (60) days before the effective date of the change.

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

FIXED TERM: The term beginning 04/10/1996 and ending 04/09/2001
for a total of 5 years.

Inst # 1995-13023

05/18/1995-13023
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.30

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4. RENEWAL OPTIONS: 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:

RENEWAL OPTION TERM	NO. OF YEARS	PER ANNUM RENTAL
First	5	\$6,900.00

provided that notice is sent, in writing, to the Lessor at least 30 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

~~5. TERMINATION:~~

~~The Postal Service may terminate this Lease at any time by giving 30 days written notice to the Lessor.~~

RP
H. K. H., 5/5/95

6. UTILITIES, SERVICES, AND EQUIPMENT: Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:
(See Lessor Obligations of General Conditions (A.24) and/or attached addendum for definitions.)
Heating System, Air Conditioning Equipment, Light Fixtures, Sewerage System, Electrical System, Water System,
USPS shall be responsible for payment of separately metered utility bills.

7. OTHER PROVISIONS: The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof:
Maintenance Rider - USPS (M-1), Reimbursement Tax Rider.

8. The undersigned has completed the 'Representations and Certifications.' (See Section B).

9. LEGAL DESCRIPTION:

A brick and cement block building providing about 1608 square feet of inside space, with loading platform of about 378 square feet; exclusive use of paved driveway and maneuvering area of about 5,000 square feet, situated on property described as follows: Lots 16, 17, and 18, according to the map of Vincent, Alabama, certified by John A Edwards, Civil Engineer making a plot of land 75 feet wide and of uniform width to a depth of 150 feet, said property being in the Town of Vincent, Shelby Co., AL.

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EXECUTED BY LESSOR this 5 day of MAY, 1995.

ALL INDIVIDUAL LESSORS/OFFERORS AND SPOUSE MUST SIGN

Keith Henderson Sharon Henderson
Keith Henderson

Lessor: Address 7 16TH STREET SOUTH PELL CITY AL 35125-1241
Telephone No. 205-338-2261
Taxpayer Id No. XXXXXXXXXX

Witness

Heb Morrow
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date 5/9/95

By Kerry G. Primmer
Contracting Officer
KERRY G. PRIMMER R E SPECIALIST
ATLANTA FSO 4000 DEKALB TECH PKWY 300
ATLANTA GA 30340-2799

U.S. Postal Service
Facilities Department
Form of Acknowledgment for Individuals



STATE OF ALABAMA

COUNTY OF ST. CLAIR

SS:

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

[Signature]

(Identify individual party to the lease)

X Sharon Henderson

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

who is known to me to be the same person(s) who executed the foregoing lease, and who acknowledged that said person(s) signed, sealed and delivered the same as said person(s)'s free and voluntary act for the uses and purposes therein set forth.

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

this 5th day of May, 1995.

NOTARIAL
SEAL

[Signature]
Notary Public

My commission expires 3-1-98

U.S. POSTAL SERVICE

Facilities Department

Form of Acknowledgment for Contracting Officer



STATE OF GEORGIA

SS:

COUNTY/PARISH OF DEKALB

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

KERRY G. PFRIMMER
(Identify individual party to the lease)

known to be the

Contracting Officer
Facilities Service Office, USPS
Bldg 300 - Suite 300
4000 DeKalb Technology Parkway
Atlanta GA 30340-2799

and to be the same person who executed the foregoing Lease, who deposes and says that he signed his name thereto, by authority of said Postal Service, for the purposes set forth, and as his own free and voluntary act.

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

this 9th day of May, 1995.

NOTARIAL
SEAL

Carol E. Gleaton

Carol E. Gleaton
Notary Public

My commission expires February 16, 1999.

Inst # 1995-13023

05/18/1995-13023
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.50