

U.S. Postal Service  
Facilities Department  
Lease



Unit/Post Office Name & Address: MAIN OFFICE - N SIDE AL HWY 25  
VANDIVER, AL 35176-9998

(018390-004)  
SHELBY COUNTY

This LEASE, made and entered into by and between WALTER M WATSON AND 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	727
Platform	
Parking & Maneuvering	1,800
Other:	
Driveway	
Landscaping	
Sidewalks	

Total Site Area

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$3,600.00  
\*\*\*THREE THOUSAND SIX HUNDRED & 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: WALTER M WATSON  
P O BOX 21  
VANDIVER, AL 35176-0021

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 03/13/1996 and ending 03/12/2001  
for a total of 5 years.

Inst # 1995-22004

08/11/1995-22004  
03:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
1 005 NCD 18.50

Inst # 1995-22004

U.S. Postal Service  
Facilities Department  
Lease



Unit/Post Office Name & Address: MAIN OFFICE - N SIDE AL HWY 25  
VANDIVER, AL 35176-9998

( [REDACTED] )  
SHELBY COUNTY

4. RENEWAL OPTIONS: None

5. TERMINATION:  
None

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 - Lessor (M-1).

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

9. LEGAL DESCRIPTION:  
North side of State Highway 25

U.S. Postal Service  
Facilities Department  
Lease



Unit/Post Office Name & Address: MAIN OFFICE - N SIDE AL HWY 25  
VANDIVER, AL 35176-9998

(018390-004)  
SHELBY COUNTY

EXECUTED BY LESSOR this 16 day of May, 1995

ALL INDIVIDUAL LESSORS/OFFERORS AND SPOUSE MUST SIGN

Walter M. Watson  
Walter M. Watson

Rebecca S. Watson  
Rebecca S. Watson

Lessor: Address REBECCA S WATSON P O BOX 21 VANDIVER AL 35176-0021  
Telephone No. 205 672-9714  
Taxpayer Id No. XXXXXXXXXX

Dorothy M. Arnold  
Witness

Laura Prestridge  
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date 6/26/95

By Kerry G. Pfrimmer  
Contracting Officer

KERRY G. PFRIMMER 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

SS:

COUNTY OF Shelby

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

Walter M. Watson

(Identify individual party to the lease)

Rebecca S. Watson

(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 8th. day of August, 1995.

NOTARIAL  
SEAL

Melba P. Whitehead  
Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 11, 1996

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 26th day of June, 1995.

NOTARIAL  
SEAL

Carol E. Gleaton

Carol E. Gleaton  
Notary Public

My commission expires February 16, 1999.

Inst # 1995-22004

08/11/1995-22004  
03:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MCD 18.50