



Facility Name/Location

VANDIVER - MAIN OFFICE (018390-004)
N SIDE AL HWY 25 VANDIVER, AL 35176-9998

SHELBY COUNTY
Project: H39467

This LEASE, made and entered into by and between WALTER M WATSON 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 8, 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 and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	727	Joint Use/Common Areas:	
Platform			
Parking and Maneuvering	1,800		
Other:			
Driveway			
Landscaping			
Sidewalks			

Total Site Area:

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$4,320.00

Four Thousand Three Hundred Twenty and 00/100 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
& REBECCA S 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 Mar 13, 2001 and ending Mar 12, 2006 for a total of 5 years.

4. RENEWAL OPTIONS: None.

Inst # 2000-21761

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SHELBY COUNTY JUDGE OF PROBATE

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5. **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 seperately metered utility bills.

6. **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).

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

8. **LEGAL DESCRIPTION:**

North side of State Highway 25

EXECUTED BY LESSOR this 21st day of April, 2000

ALL INDIVIDUAL OFFERORS MUST SIGN

Walter M. Watson
Print Name & Title

Rebecca S. Watson
Print Name & Title

Print Name & Title

Print Name & Title

Print Name & Title

Print Name & Title

Print Name & Title

Print Name & Title

Walter M. Watson
Signature

Rebecca S. Watson
Signature

Signature

Signature

Signature

Signature

Signature

Signature

Lessor, Address: WALTER M WATSON
& REBECCA S WATSON
P O BOX 21 VANDIVER AL 35176-0021

Telephone No:

Taxpayer ID: [REDACTED]

Beth Lewis
Witness

Melanie Roswell
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 5/2/2000

KERRY G PFRIMMER
Contracting Officer

Kerry G. Primmer
Signature of Contracting Officer

ATLANTA FSO
4000 DEKALB TECH PKWY 300
ATLANTA GA 30340-2799
Address of Contracting Officer



Form of Acknowledgment
for Individuals

STATE OF Alabama

COUNTY OF Shelby

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

Walter M. Watson
Walter M. Watson

(Identify individual party to the lease)

Rebecca S. Watson
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 21st day of April, 2000.

NOTARIAL
SEAL

Beth Kew
Notary Public

My commission expires 8-26-03



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/Parish and State aforesaid,

(Identify individual party to the lease)

KERRY G. PFRIMMER

Known to be the Contracting Officer for
FACILITIES SERVICE OFFICE
UNITED STATE POSTAL SERVICE
BLDG 300 - STE 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 2nd day of May, 2000.

Notarial
Seal

Carol E. Gleaton
Notary Public

My commission expires February 15, 2003

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SHELBY COUNTY JUDGE OF PROBATE

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