

228 J.S.H. *[Signature]*

Exception to SF-2  
Approved by Bureau of the Budget  
April 1, 1959

POST OFFICE DEPARTMENT

LEASE

BOOK 758 PAGE 231

1. This LEASE, made and entered into this 26<sup>th</sup> day of August, 1964 by and between Ernest W. Miller and Ana T. Miller, his wife, and Edward L. Harris and Iris S. Harris, his wife,

whose address is 517 Prescott Street, Greensboro, North Carolina 27401

for themselves, their heirs, executors, administrators, successors, and assigns, hereafter called the Lessor, and the UNITED STATES of America hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

All that certain room of approximately 7202 square feet of floor space, net, inside measurements; platform of approximately 1214 square feet; ramp of approximately 75 square feet; sidewalks of approximately 2333 square feet; landscaped area of approximately 1603 square feet; paved patron parking area of approximately 4840 square feet with ingress and egress to West Arlington Avenue; paved parking and maneuvering area of approximately 12,034 square feet with ingress and egress to West Arlington Avenue; and graveled parking area of approximately 2004 square feet located to rear and north of parking and maneuvering area of the one-story masonry building located on the northwest corner of N. Main Street and West Arlington Avenue and more particularly described as BEGINNING at a point at the northwest corner of North Main Street and West Arlington Avenue, said point being a nail in the street, thence N 81° 28' W 250 feet to an iron pin; thence N 7° 12' E 202.71 feet to an iron pin; thence S 82° 19' E 25.07 feet to an iron pin; thence S 7° 09' W 79.94 feet to an iron pin; thence S 79° 50' E 228.12 feet to an iron pin; thence S 8° 37' W 116.6 feet back to the point of beginning (Subject to new R/W line for widening of North Main Street, as shown on Survey Plat by John A. Simons, Registered Surveyor #2212, dated December 12, 1962) all above described property lying and being in Greer, Greenville County, South Carolina to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning July 1, 1964, and ending with June 30, 1984 (Twenty years).

4. The government shall pay the Lessor an annual rental of: Nine Thousand Nine Hundred Seventy-Six and no/100----- Dollars (\$) 9,976.00 payable in equal installments at the end of each calendar month. Rent for part of month shall be prorated.

5. This lease may be renewed, at the option of the Government, for the following separate and consecutive terms and at the following annual rentals:

<u>5</u> years at	\$ <u>9,976.00</u>	per annum
<u>5</u> years at	\$ <u>9,800.00</u>	per annum
<u>5</u> years at	\$ <u>9,500.00</u>	per annum
<u>5</u> years at	\$ <u>9,300.00</u>	per annum
<u>5</u> years at	\$ <u>9,150.00</u>	per annum
<u>5</u> years at	\$ <u>9,000.00</u>	per annum

provided notice be given in writing to the Lessor at least 60 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term.

6. The Lessor shall furnish to the Government, under the terms of this lease, as part of the rental consideration, the following:  
Lessor shall pay all taxes and shall properly protect all windows and doors according to requirements. Lessor shall furnish heating system of sufficient size and capacity to maintain uniform temperature of 70°F. in all areas, based on the design temperature commonly in use in the locality. Lessor agrees to provide and replace during the continuance of the lease all ballasts as needed. Lessor shall not be responsible for

(Continued on next page)

SEP 24 1 27 PM 1964

OLLIE T. SIMONS  
REC.

*Mr. Condit's Rental Agreement of Lease See Page 573 in this book.*

ORIGINAL