

FILED
 APR 10 1981
 S.C.

U.S. POSTAL SERVICE
 SHORT FORM LEASE

THE UNDERSIGNED, hereinafter called the Lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described for postal purposes, pursuant to the terms and Conditions described herein and contained in General Conditions to Short Form Lease, Form 7417-A, attached hereto.

1. LOCATION. The premises are located at:

(Address) Highway 253	(City) Tigerville	(County) Greenville	(State and ZIP Code) SC 29688
--------------------------	----------------------	------------------------	----------------------------------

upon which is or will be located a one story brick building and which property contains or will contain areas and spaces, improvements and appurtenances as follows:

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR		432	DRIVEWAY		
PLATFORM			PARKING & MANEUVERING		
STORAGE OF VEHICLES (No. of Units)			OTHER (Describe)		

2. TERMS (in each case two (2) of the following paragraphs, "A", "B" and "C" must be deleted).

A Month-to-Month. This is a month-to-month tenancy for an indefinite period beginning _____, 19____, and may be terminated at any time by either party giving to the other a thirty days' written notice, any such notice given by Lessor to be directed to the Contracting Officer.

B Fixed Term. To have and to hold said premises with their appurtenances for a term of one hundred twenty (120) months beginning May 1, 1981, and ending April 30, 1991.
 (1) The Postal Service may terminate this agreement at any time by giving thirty days' written notice to the Lessor.
 (2) This agreement may be renewed, at the option of the Postal Service, providing that 30 days' written notice is given before the end of the fixed term, for the following separate and consecutive terms and at the following monthly rentals:

NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)
(c)	DELETED	(b)	DELETED	(c)	DELETED

C Automatic Renewal. To have and to hold the said premises with their appurtenances for a term of one year beginning _____, 19____. Thereafter this agreement shall renew itself from year to year unless thirty days before the end of any annual term the Lessor gives written notice of termination, delivered to the Contracting Officer. The Postal Service may terminate this agreement at any time by giving thirty days' written notice to the Lessor.

3. RENTAL. The Postal Service shall pay the Lessor monthly rental of \$ 85.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to:
T. P. Wood

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:
Gas heater and utility services.

5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: USPS to pay recurring monthly utility charges. Lessor agrees to replace ceiling tiles and repaint interior. Lessor to record lease at no expense to USPS. USPS to assume maintenance (except structural and roof) as per Paragraph 22, PS Form 7417-A, General Conditions, attached and made a part of this agreement.

6. The undersigned has completed and attached hereto Form 7319-B, Representations and Certifications.

EXECUTED BY LESSOR <u>April 16, 1981</u> By: <u>T. P. Wood</u> (Signature) <u>T. P. Wood</u> (Print Name & Title) Identifying No.: or SS No.: <u>247-54-1091</u> Address: <u>P.O. Box 211</u> <u>Tigerville, SC 29688</u> (City, State and ZIP Code) <u>895-3782</u> (Telephone)	ACCEPTANCE BY POSTAL SERVICE <u>APR 16 1981</u> By: <u>W. J. Broadwater</u> (Signature) <u>W. J. Broadwater</u> Title: <u>Field Supervisor, Real Estate</u> (Contracting Officer) Address: <u>P. O. Box 22725</u> <u>Tampa, FL 33622</u>
---	--

PS Form 7417 Dec. 1974
 Witnesses: Donnie S. [unclear] Mary D. [unclear]

033

4328 RV-2