

TITLE TO REAL ESTATE

Standard Form No. 2
Approved by the President May 26, 1923
1449

Original

STANDARD FORM OF GOVERNMENT LEASE
(REAL ESTATE)
(AS MODIFIED FOR USE BY THE POST OFFICE DEPARTMENT)

LEASE BETWEEN
Mrs. A. D. Cannon and Arthur D. Cannon, her husband
And
THE UNITED STATES OF AMERICA

INSTRUCTIONS TO BE OBSERVED IN EXECUTING LEASE

- 1: The lease shall be dated.
- 2: The full name and residence of the lessor shall be clearly written in paragraph 1 of the lease.
- 3: The premises shall be fully described, and, in case of rooms, the floor and room number of each room given.
- 4: Whenever the lease is executed by an attorney, agent, or trustee on behalf of the lessor, two authenticated copies of his power of attorney, or other evidence to act on behalf of the lessor, shall accompany the lease.
- 5: When the lessor is a partnership, the names of the partners composing the firm shall be stated in the body of the lease. The lease shall be signed with the partnership name, followed by the name of the partner signing the same.
- 6: Where the lessor is a corporation, the lease shall be signed with the corporate name, followed by the signature and title of the officer or other person signing the same on its behalf, duly attested, and, if requested by the Government, evidence of his authority to so act shall be furnished.
- 7: Under paragraph 6 of the lease insert necessary facilities to be furnished, such as heat, light, janitor service, etc.
- 8: There shall be no deviation from this form without prior approval through the Interdepartment Board of Contract and Adjustments, Bureau of the Budget, Washington, D. C. When interlineations, deletions, or other alterations are permitted specific notation of the same shall be entered in the blank space following paragraph 11 before signing.
- 9: If the property leased is located in a State requiring the recording of leases in order to protect the tenant's rights, care should be taken to comply with all such statutory requirements.

LEASE
between

Mrs. A. D. Cannon and Arthur D. Cannon, her husband,
AND
THE UNITED STATES OF AMERICA

- 1: This LEASE, made and entered into this 26th. day of Nov., in the year one thousand nine hundred and forty by and between Mrs. A. D. Cannon and Arthur D. Cannon, her husband, whose address in Fountain Inn, Greenville County, South Carolina, for themselves, their heirs, executors, administrators, successors and assigns, hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government:

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

- 2: The Lessor hereby leases to the Government the following described premises, viz: All that certain room, 32' x 37'9", providing 1208 square feet of floor space, net, inside measurements, on the first floor of the two story brick premises, situated on the north side of Depot Street, between North Main Street and N. Weston Streets, in Fountain Inn, Greenville County, South Carolina, to be used exclusively for the following purposes: as and for a post office in Fountain Inn, Greenville County, South Carolina,
- 3: TO HAVE AND TO HOLD the said premises with the appurtenances for the term beginning October 16, 1940; and ending with October 15, 1950; Ten years in all.
- 4: The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.
- 5: Paragraph marked out.
- 6: The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect the door into adjoining room by an iron bar gate, according to requirements. The Lessor shall furnish approved heating and lighting fixtures, plumbing and toilet facilities, the necessary gas, water and electric meters: satisfactory fuel, light, power and water. The Lessor shall keep the said heating and lighting fixtures, plumbing and toilet facilities in satisfactory repair and condition during the term of this lease.
- 7: The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.
- 8: The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located): with fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the