

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

POST OFFICE DEPARTMENT

LEASE

1. This LEASE, made and entered into this 2nd day of December, 1961 by and between W. Avery Patton, and Sara Dell Patton, his wife

whose address is Fountain Inn, South Carolina

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

RECORDED  
DEC 29 4 26 PM 1961  
OLLIE FAULKNER  
R.D. NORTH  
GREENVILLE CO. S.C.

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 3,272 square feet of floor space, net, inside measurements; platform of approximately 312 square feet; sidewalk of approximately 803 square feet; landscape of approximately 972 square feet; and paved parking and maneuvering, and driveway and driveway entrance area of approximately 11,264 square feet, with access thereto from South Main Street, of the one-story masonry building located on the East side of South Main Street between Jones Street and Knight Street on property more fully described as beginning at an iron pin 498.7 feet South from intersection of South Main Street and East Jones Street; thence running N 50-0 E 130 feet to iron pin; thence S 38-0 E 130 feet to an iron pin; thence S 52-0 W 130.7 feet to iron pin on edge of South Main Street; thence along South Main Street N 38-0 W 130 feet to an iron pin, being the point of beginning in

Fountain Inn, 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, 1961 and ending with June 30, 1971 (Ten Years)

4. The government shall pay the Lessor an annual rental of: Five Thousand One Hundred Ten and 4/100 Dollars (\$) 5,110.04 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>5,110.04</u>	per annum
<u>5</u> years at	\$ <u>5,110.04</u>	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	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