

MAY 28 1964

503

DUPLICATE

BOOK 749 PAGE 565

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

33714

POST OFFICE DEPARTMENT
LEASE

1. This LEASE, made and entered into this 19th day of May, 1964 by and between Pleasantburg Shopping Center, Inc.

whose address is P. O. Box 1686, Greenville, South Carolina 29602

for itself, its ~~successors~~ 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 2292 square feet of floor space, nat, inside measurements; platform of approximately 200 square feet; ramp of approximately 53 square feet; paved parking and maneuvering area of approximately 1193 square feet with ingress and egress through a joint-use 12 foot paved driveway to South Pleasantburg Drive together with joint-use of paved area southwesterly of Liberty Lane between Greenacre Road and South Pleasantburg Drive for post office patrons and other patrons of the shopping center of the one-story masonry building located on 42 Liberty Lane and more particularly described as the Unit No. 42 of the master site plan of the Pleasantburg Shopping Center, Inc. as prepared by Reg. Eng. No. 962 (D. Crouch), dated 11-26-58, copy of which is furnished. Outside areas for exclusive and joint use are apparent by use of the said site plan. The Post Office Department shall have exclusive use of all that area immediately to the rear of Unit 42, said area shall run from rear of Unit 42 to property line of Shopping Center as shown on referenced site plan and is to be 30 feet in width. The rear 12 feet is reserved for joint-use with other tenants of Shopping Center, all above described property lying and being in**

Greenville, Greenville County, South Carolina (Station "B")

to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning December 1, 1963, and ending with March 15, 1966 (Two years, 3 months)

4. The government shall pay the Lessor an annual rental of: One Thousand Eight Hundred and no/100 Dollars (\$) 1800.00 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>3</u> years at	\$ <u>1800.00</u>	per annum
<u>3</u> years at	\$ <u>1800.00</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 shall not be responsible for