POST OFFICE DEPARTMENT
LEASE

VOL **872** PAGE **623**

DUPLICATE

MAIN OFFICE, STATION, BRANCH, ETC.	CITY, COUNTY, STATE AND ZIP CODE
Main Office	**Mauldin, Greenville County, South Carolina** 29662

1. This LEASE, made and entered into this _____ **23rd** _____ day of __ **April** __ , 19 **69** by and between

mail To :

⤷ **Chester A. Reece**
P. O. Drawer 2166
Greenville, South Carolina 29601

hereinafter called the Lessor,

whose address is

for Lessor and Lessor's heirs, executors, administrators, successors, and assigns 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 lot, or parcel, of land situated in the State of South Carolina, County of Greenville, in the Town of Mauldin, on the east side of U. S. Highway 276 (Laurens Road), shown as 1.14 acres on a plat for Chester A. Reece by T. H. Walker, Jr., dated May 18, 1968, recorded in the RMC Office for Greenville County in Plat Book YYY, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the right-of-way of U. S. Highway 276, at the joint corner of property of S. C. National Bank of Charleston, and running thence with the joint line of said lot, N. 78-49 E. 313 feet to an iron pin on the west side of an unnamed 50-foot street; thence along said street S. 18-34 E. 160 feet to an iron pin, joint corner of other property of T. C. Alexander; thence with Alexander line S. 78-49 W. 313 feet to an iron pin on the east side of the right-of-way of U. S. Highway 276; thence along said right-of-way N. 18-34 W. 160 feet to an

to be used for postal purposes.
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3. TO HAVE AND TO HOLD the said premises with their appurtenances for:

THE TERM BEGINNING	AND ENDING WITH	TOTAL NUMBER OF YEARS
April 1, 1969	**March 31, 1984**	**Fifteen (15)**

4. The Government shall pay the lessor an annual rental of:

Sixteen Thousand and No/100 - - - - - - - - - - - - - - - - - - - Dollars. $ **16,000.00** - - - - - - - -

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:

NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)
(a) 5	$16,000.00	(c) 5	$15,750.00	(e)	- - - - - - - - - - - -
(b) 5	$15,750.00	(d) 5	$15,500.00	(f)	- - - - - - - - - - - -

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 unless stated otherwise herein.

6. The Lessor shall furnish to the Government under the terms of this lease, as part of the rental consideration, the following:

Lessor shall furnish heating system of sufficient size and capacity to provide uniform temperature in all portions of the demised premises in accordance with contractual requirements, and if not specifically specified in the contractual requirements, to furnish a heating system of sufficient size and capacity to provide uniform temperature of 70°F. in all portions of the demised premises, together with all filters required for proper operation of the system during the continuance of the lease. Lessor agrees
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