

JAN 9 1 59 PM 1962

OLLIE J. ARNSWORTH  
R.M.C.

For True Consideration See Affidavit

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**POST OFFICE DEPARTMENT LEASE**

1. This LEASE, made and entered into this first day of December, 1961, by and between Harry N. Forman and Rose C. Forman, his wife, whose address is 105 East Silver Spring Drive, Milwaukee, Wisconsin, for themselves, their heirs, executors, administrators, 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 piece, parcel or tract of land, containing in the aggregate 1.88 acres, more or less, situate, lying and being on the Westerly side of North Hudson Street between Asbury Avenue (formerly John Street) and West Washington Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated October, 1960, entitled "Survey for Harry N. Forman & Rose C. Forman," and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UU at page 109, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of West Washington Street and North Hudson Street, and running thence with the Northerly side of West Washington Street N. 46-42 W. 398.78 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Howard; thence with the line of said Howard property N. 43-04 E. 163 feet to an iron pin; thence continuing with the line of said Howard property N. 46-09 W. 80.65 feet to an iron pin in the line of property now or formerly of Vivian Irene Jones; thence with the line of said Jones property N. 42-16 E. 168.42 feet to an iron pin on the Southerly side of Asbury Avenue; thence with the Southerly side of Asbury Avenue S. 47-16 E. 398.59 feet to an iron pin at the Southwestern corner of the intersection of Asbury Avenue and North Hudson Street; thence with the Westerly side of North Hudson Street S. 29-09 W. 346.45 feet to the point of beginning, together with all improvements thereon, in Greenville, South Carolina, to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning December 1, 1961 and ending with November 30, 1991.

4. The Government shall pay the Lessor an annual rental of: One hundred twenty-seven thousand eight hundred dollars (\$127,800.00), 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:

10 years at	\$88,900.00 per annum
5 years at	78,900.00 per annum
5 years at	73,900.00 per annum

provided notice be given in writing to the Lessor at least 90 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: Mats, lighting fixtures, plumbing and toilet facilities as now installed; heating system of sufficient size and capacity to maintain a uniform temperature of 70 degrees Fahrenheit in all areas based on the design temperature commonly in use in the locality; air conditioning equipment according to requirements, and the Lessor shall at Lessor's expense record this lease in the proper recording office, and shall pay all taxes. The Government shall pay for heat, utilities, and custodial services including water and sewerage service.

7(a). The Government shall, excepting where provided herein to the contrary, keep the demised premises in good repair and tenable condition. The term "demised premises" means the postal improvement constructed on the lands described herein, and