

0413

BOOK 1145 PAGE 413

- 8. This option is in addition to any other purchase options available under the lease of this property. If the Postal Service exercises its option to purchase, the lessor will convey the property by good and sufficient warranty deed, free and clear of all encumbrances. The Postal Service will obtain its own title evidence and surveys, and will reimburse the lessor for reasonable expenses for recording fees, transfer taxes, mortgage prepayment costs, and similar expenses incidental to closing, not including the cost to the lessor of any appraisals obtained under paragraph 6 of this amendment.
- 9. Settlement will be scheduled to take place within 90 days after the purchase price has been determined. The purchase price will be paid as follows:
 - a. monthly payments in the amount of the current rent as of the date of settlement for the period of months of the remaining lease term (not including the period of any option not yet exercised), or 84 months, whichever is the longer period;
 - b. the balance of the purchase price at the time of closing.
 Payments are of principal only, with no interest due the lessor.
- 10. Within thirty (30) days after the date of execution, the lessor will record this lease amendment at the lessor's expense and immediately thereafter provide evidence of the recording to the Postal Service.
- 11. All provisions of the aforementioned lease unaffected by this amendment are hereby confirmed and shall remain the same.
- 12. The Postal Service's assumption of obligations to pay for maintenance, utilities or taxes under this amendment shall be effective as follows:
 - a. If any items of deferred maintenance are identified in paragraph 2 hereof, then on the first day of the month following completion by the lessor and acceptance by the Postal Service of the required work.
 - b. If no items of deferred maintenance are identified in paragraph 2 hereof, then on the first day of the month following acceptance of this amendment by the Postal Service or on October 1, 1989, if the phrase "October 1, 1989" appears immediately following this sentence and the Lessor's signed copies of this amendment are received in the appropriate office of the Postal Service within 60 days after the date of the letter transmitting this amendment to the lessor for signature.

IN WITNESS WHEREOF, the parties hereto have signed and sealed these presents this _____ day of 6 March 1981.

WITNESSES

<u>C. D. Dawsey</u>	<u>Agnes S. Dawsey</u>
<u>Charles C. Stone</u>	

ACCEPTED by the undersigned for the Postal Service this 18 day of MARCH 1981

WITNESS

<u>P. M. DeH...</u>	THE UNITED STATES POSTAL SERVICE
<u>Mary J. Brennan</u>	By <u>W. J. Broadwater</u>
	Title <u>Field Supervisor, Real Estate</u>

NOTE: Certain information provided by the lessor formed the basis of this Agreement. Lessors are cautioned that the penalty for making false statements or representations is contained in 18 U.S.C. Section 1001.

4328 RV-2