

GREENVILLE S.C.

MAY 30 2 55 PM '83

U.S. POSTAL SERVICE
SHORT FORM LEASE

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THE UNDERSIGNED, hereinafter called the Lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described for postal purposes, pursuant to the terms and Conditions described herein and contained in General Conditions to Short Form Lease, Form 7417-A, attached hereto.

1. LOCATION. The premises are located at:

Highway 276 <small>(Address)</small>	Cleveland <small>(City)</small>	Greenville <small>(County)</small>	SC 29635 <small>(State and ZIP Code)</small>
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upon which is or will be located a one story masonry building and which property contains or will contain areas and spaces, improvements and appurtenances as follows:

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR	29'3" x 25'	732.5	DRIVEWAY	Approx	2000
PLATFORM	4.5' x 30'	135	PARKING & MANEUVERING		
STORAGE OF VEHICLES (No. of Units)			OTHER (Describe) Bathroom	6' x 6'	36

2. TERMS (in each case two (2) of the following paragraphs, "A", "B" and "C" must be deleted)

A ~~Month-to-Month.~~ This is a month-to-month tenancy for an indefinite period beginning _____, 19____, and may be terminated at any time by either party giving to the other ~~thirty (30) days~~ written notice, any such notice given by Lessor to be directed to the Contracting Officer.

B ~~Fixed Term.~~ To have and to hold said premises with their appurtenances for a term of sixty (60) months beginning September 1, 1985, and ending August 31, 1990.

~~(1) The Postal Service shall have the right to terminate this lease at any time if the Lessor fails to maintain the premises in good repair and condition.~~
~~(2) The Postal Service shall have the right to terminate this lease at any time if the Lessor fails to pay the monthly rental on or before the date specified in the lease.~~

NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)	NO. MONTHS	AT (PER MONTH RENTAL)
(a)	DELETED	(b)	DELETED	(c)	DELETED

C ~~Automatic Renewal.~~ To have and to hold the said premises with their appurtenances for a term of one year beginning _____, 19____. Thereafter this agreement shall renew itself from year to year unless thirty days before the end of any annual term the Lessor gives written notice of termination, delivered to the Contracting Officer. The Postal Service may terminate this agreement at any time by giving ~~thirty (30) days~~ written notice to the Lessor.

3. RENTAL. The Postal Service shall pay the Lessor monthly rental of \$208.33 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to:
Betty J. Simmons

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:
Water

5. OTHER PROVISIONS. The following additional provisions, modifications, riders, layouts and/or forms were agreed upon prior to execution and made a part hereof: USPS shall pay recurring monthly charges for electricity and gas. If public water becomes available, USPS shall pay recurring monthly charges. Lessor to have lease recorded at no expense to USPS.

6. The undersigned has completed and attached hereto Form 7319-B, Representations and Certifications.

EXECUTED BY LESSOR May 7, 1983
 By: Betty J. Simmons
 Betty J. Simmons (Signature)
 Betty J. Simmons (Print Name & Title)
 Identifying No.: 250-56-1001
 Address: P. O. Box 62
Cleveland, SC 29635
 (City, State and ZIP Code)

ACCEPTANCE BY POSTAL SERVICE
5/17/83, 19____
 By: Jorge V. Rodriguez
 Title: General Manager, Field RE&B Office
 (Contracting Officer)
 Address: P. O. Box 22725
Tampa, FL 33622-2725
 (Telephone)

Donna A. Duval
Mary J. Presnell