

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

POST OFFICE DEPARTMENT

LEASE

1. This LEASE, made and entered into this 12th day of December, 19 61 by
and between Grover Cleveland Gibson, widower

whose address is c/o Joe Gibson, R. F. D. #4, Taylors, South Carolina

for himself and his 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 certain room of approximately 4,900 square feet of floor space, net, inside
measurements; platform of approximately 556 square feet; paved parking, maneuvering,
driveway and driveway entrance of approximately 14,649 square feet; sidewalk of
approximately 632 square feet; and landscaped area of approximately 3,666 square
feet of the one-story masonry building located on the southwest corner of Old U. S.
Highway #29 and Adams Street, and more fully described as beginning at an iron pin
on the south side of National Highway No. 29 at the southwest intersection of said
Highway with a 30-foot street; and running thence along the west side of said 30-
foot street S. 12-10 E. 144 feet, 4 inches to an iron pin in line of right of way
of Southern Railway; thence along said right of way S. 96½ W. 174 feet to an iron
pin; thence N. 12-10 W. 131 feet, 8 inches to an iron pin in the south side of
Highway No. 29; thence along the south side of said National Highway N. 78-10 E.
173 feet, 3 inches to the point of beginning, in

Taylors, Greenville County, South Carolina

to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning _____
October 1, 1961 and ending with September 30, 1971 (Ten years)

4. The government shall pay the Lessor an annual rental of: Six Thousand Four Hundred Eighty
and no/100- - - - - Dollars (\$) 6,480.00
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>Five</u> years at	\$ <u>6,480.00</u>	per annum
<u>Five</u> years at	\$ <u>6,480.00</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 agrees to furnish and pay

for Government to this lease see Dept Book 837 Page 64.