

U.S. POSTAL SERVICE
SHORT FORM LEASE

BOOK 1131 PAGE 917

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:

Southside ~~of~~ ^{at} N. Plaza St. (City) (County) (State and ZIP Code)
between East & West Plaza St. Greenville Greenville SC 29601

upon which is or will be located a two story brick building and which property contains or will contain areas and spaces, improvements and appurtenances as follows ~~now~~ now constructed.

AREA	DIMENSIONS	NET SQ. FT.	AREA	DIMENSIONS	NET SQ. FT.
FIRST FLOOR	69'6" x 33'		DRIVEWAY		
PORTICO	28' x 4'	2409	PARKING & MANEUVERING		
STORAGE OF VEHICLES (No. of Units)			OTHER (Describe)	Joint use parking in shopping center parking area	

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 ~~the other~~ a thirty days' written notice, any such notice given by Lessor to be directed to the Contracting Officer. **DELETED**

B ~~Fixed Term.~~ To have and to hold said premises with their appurtenances for a term of sixty (60) months beginning Dec. 1, 1980, and ending Nov. 30, 1985.
(1) The Postal Service may terminate this agreement at any time by giving 180 days' written notice to the Lessor.
(2) This agreement may be renewed, at the option of the Postal Service, providing that 30 days' written notice is given before the end of the fixed term, for the following separate and consecutive terms and at the following monthly rentals:

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 ~~the 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 days' written notice to the Lessor.~~ **DELETED**

3. RENTAL. The Postal Service shall pay the Lessor monthly rental of \$803.00 payable at the end of each month. Rent for part of a month shall be prorated. Rent checks shall be made payable to: Lewis Plaza Trust
c/o Caine Co.

4. Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: Lessor to furnish heating equipment as now installed and 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:

Lessor to have lease recorded at no expense to Postal Service.

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

<p>EXECUTED BY LESSOR <u>7/28</u>, 19<u>80</u> By: <u>Lewis Plaza Trust</u> <u>Frank B. Halter, Trustee</u> (Signature) (Print Name & Title) Identifying No.: <u>57-0477008</u> Address: <u>P. O. Box 2287</u> <u>Greenville, SC 29602</u> (City, State and ZIP Code) (Telephone)</p>	<p>ACCEPTANCE BY POSTAL SERVICE <u>AUGUST 4</u>, 19<u>80</u> By: <u>W. J. Broadwater</u> (Signature) Title: <u>Field Supvr., Real Estate</u> (Contracting Officer) Address: <u>P. O. Box 22725</u> <u>Tampa, FL 33622</u></p>
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WITNESSES: Pat Ferrari Philip Gowan

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