



U. S. POSTAL SERVICE  
LEASE AMENDMENT

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THIS AMENDMENT is made by and between H. PAT & PHYLLIS C. CHAFFELL hereinafter referred to as 'Lessor', and the UNITED STATES POSTAL SERVICE, hereinafter referred to as 'Postal Service'.

WHEREAS, by lease dated 03-26-1964, the Lessor leased to the Postal Service certain premises known as MAIN OFFICE and located at NORTH MAIN ST CREEK SC 29651, more particularly described on exhibit A attached hereto and made a part hereof.

and

WHEREAS, it has been mutually agreed between the Lessor and the Postal Service that certain changes be made in the terms and conditions of the aforesaid lease which are of mutual benefit to the Lessor and to the Postal Service,

NOW, THEREFORE, in consideration of the mutual covenants of the parties hereto, it is agreed as follows

1. The Lessor and the Postal Service hereby amend the lease by substitution of the following riders in lieu of all prior agreements regarding responsibility for the items covered by the riders.

Maintenance Rider

2. The Lessor agrees as a condition precedent to the Postal Service's assumption of obligations to pay for the maintenance, utilities or taxes, as provided for in this amendment, to perform the required maintenance items, as listed on exhibit 'B', attached hereto, at the Lessor's sole cost and expense
3. The Lessor shall be and remain responsible for correcting all items of deferred maintenance existing at the time this amendment becomes effective whether or not such items are listed in this amendment, providing the Postal Service identifies such items of deferred maintenance within twelve months of the effective date of the Postal Service's assumption of obligations to pay for maintenance, utilities or taxes under this agreement