

DONNIE W. I.A.
G.F. H.S.C.

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U.S. POSTAL SERVICE
LEASLEY LEASE AMENDMENT

THIS AMENDMENT is made by and between Agnes S. Dawsey
(Enter name of lessor)

hereinafter referred to as "lessor", and THE UNITED STATES POSTAL SERVICE, hereinafter referred to as "Postal Service"

WHEREAS, by lease dated April 25, 1959, the lessor leased to the Postal Service certain premises

known as Main Post Office
(Name of office, branch, station, etc.)

and located at 26 South Main Street, Travelers Rest, SC 29690
(Street Address, City, State and ZIP Code)

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 (check appropriate items below)

Maintenance Rider Yes No Utilities Rider Yes No Taxes Rider Yes No

2. The lessor agrees as a condition precedent to the Postal Service's assumption of obligation to pay for maintenance, utilities or taxes, as provided for in this amendment, to perform the following required maintenance items 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 above and regardless of any acceptance of work done by the lessor to correct the items listed above, 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 amendment.

4. In further consideration of this amendment the lessor agrees that the annual rent under this lease shall be adjusted downward, and that, commencing with the effective date of this amendment, and continuing until the beginning of any future option period, the annual rent will be: \$ 2265.93.

5. It is further agreed that, in the event the Postal Service exercises any available renewal options under the present contract, the rent for the option periods will be as follows:

From _____	to _____	at \$ _____	per annum
From DELETED	to DELETED	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum
From _____	to _____	at \$ _____	per annum

6. By execution of this amendment, the lessor hereby grants the Postal Service an option to purchase the fee simple title to the leased premises at any time during the remaining term of this lease, including the term of any lease renewal options subsequently exercised, by providing written notice of the exercise of the option to purchase to the lessor. The purchase price will be at the fair market value of the premises at the date of the exercise of this option, unencumbered by the Postal Service lease, as determined by Postal Service appraisal. If the lessor disagrees with the Postal Service appraisal, the lessor shall have a period of one hundred twenty (120) days to obtain an appraisal at the lessor's expense. Thereafter, the parties will attempt to negotiate a final purchase price. If agreement on price cannot be reached, the purchase price will be determined by an appraiser selected by the lessor from a list of three appraisers furnished by the Postal Service. Each of the three appraisers must be a designated appraiser of a recognized national professional appraisal organization or society. The cost of the third appraisal will be equally shared between the lessor and the Postal Service.

7. If a price is determined by a third appraisal as provided in paragraph 6 of this amendment, that price will be binding on both parties, except that the Postal Service may elect not to purchase or to purchase at the price of the higher of the two prior appraisals if the price of the third appraisal exceeds the price of the higher of the two prior appraisals and the lessor may elect not to sell or to sell at the price of the lower of the two prior appraisals if the price of the third appraisal is below the price of the lower of the prior two appraisals. If the Postal Service elects not to buy or the lessor elects not to sell under the foregoing provision, the lease as amended will continue in full force and effect, and the Postal Service will not be allowed again to exercise its option to purchase for twelve (12) months from the date of the third appraisal and then only on condition that it agrees to pay the reasonable costs of any lessor appraisal.

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