

U.S. POSTAL SERVICE
LEASE

VOL 1215 PAGE 98

MAIN OFFICE, STATION, BRANCH, ETC.

CITY, COUNTY, STATE AND ZIP CODE

Main Post Office

Marietta, Greenville County, SC 29661

1. This LEASE made and entered into this

21st

day of

May

, 19 84 by

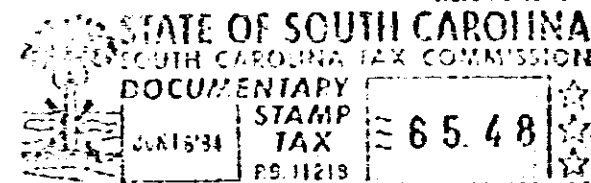
and between

William B. Ducker and Irene D. Ducker

hereinafter called the Lessor,

whose address is

315 Edwards Road
Greenville, SC 29615-1242

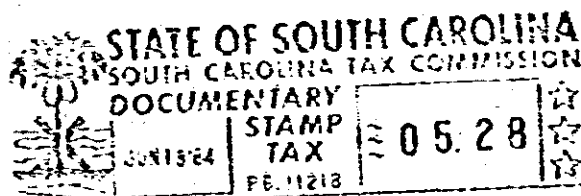


for Lessor and Lessor's heirs, executors, administrators, successors, and assigns and the United States Postal Service, hereinafter called the Postal Service:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Postal Service the following described premises, viz.: All that certain piece, parcel or lot of land situate, lying and being on the west side of US Hwy 276 and being shown as a 1.09 acre tract of land on plat made by W. R. Williams, JR. PE & LS dated March 28, 1983, entitled survey for William B. Ducker, recorded in the RMC Office for Greenville County, SC in Plat Book 9-M Page 69, said plat being referred to for a more complete description thereof. This being the same property inherited by the Grantor herein from the estate of B. F. Johnson, Sr. filed in the Probate Court for Greenville County, SC in April, 1981, File 20; containing approximately 37,400 square feet of land (170' x 220'); together with all improvements thereon including a one-story masonry building containing approximately 2,784 net interior sq. ft., platform/ramp area of approximately 225 sq. ft. and paved parking and maneuvering area of approximately 16,000 sq. ft., situated in

MARIETTA, GREENVILLE COUNTY, SOUTH CAROLINA



William B. Ducker & Irene Ducker wife
6/11/84

3. TO HAVE AND TO HOLD the said premises with their appurtenances for:

THE TERM BEGINNING
May 21, 1984

AND ENDING WITH
May 20, 1994

TOTAL NUMBER OF YEARS
TEN (10)

4. The Postal Service shall pay the lessor an annual rental of:

Eighteen thousand one hundred eighty-nine and no/100 Dollars. \$ 18,189.00

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 Postal Service, for the following separate and consecutive terms and at the following annual rentals:

NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)	NO. YEARS	AT (PER ANNUAL RENTAL)
(a) Five (5)	\$21,600.00	(c) Five (5)	\$21,600.00	(e) DELETED	
(b) Five (5)	\$21,600.00	(d) Five (5)	\$21,600.00	(f) DELETED	

provided notice be given in writing to the Lessor at least 30 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 unless stated otherwise herein.