

DEC 9 1968

BOOK 857 PAGE 403 ORIGINAL

POST OFFICE DEPARTMENT LEASE

MAIN OFFICE, STATION, BRANCH, ETC. Main Office CITY, COUNTY, STATE AND ZIP CODE Piedmont, Greenville County, South Carolina 29673

1. This LEASE, made and entered into this 4th day of December, 1968 by and between GREENVILLE, S.C.

whose address W. A. Patton and Sara Dell W. Patton 85 North Main Street Fountain Inn, South Carolina 29644 hereinafter called the Lessor,

for Lessor and Lessor's heirs, executors, administrators, successors, and assigns 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 lot, or parcel, of land situated in the Town of Piedmont, Greenville County, South Carolina, and more particularly described as follows: BEGINNING at an iron pin on the southeast side of S. C. Highway No. 86, which iron pin is located 161 feet in a northeasterly direction from the southeast corner of the intersection of Front Street and S. C. Highway No. 86, and running thence with the line of property of J. P. Stevens & Co., Inc., S. 27-54 E. 180 feet to a nail and cap; thence continuing with the line of property of J.P.Stevens & Co., Inc., No.60-31 E. 62.5 feet to an iron pin in the line of Lot No. 69; thence with the line of Lot No. 69 N. 12-02 E.27 feet to an iron pin at the joint corner of the premises herein described and property of J.P.Stevens & Co., Inc.;thence with the line of property of J. P. Stevens & Co., Inc., N.27-54 W.164.2 feet to an iron pin on the southeast side of S. C. Highway No. 86; thence with the southeast side of S. C. Highway No. 86 S.57-51 W. 80 feet to the point of beginning, said lot containing (Cont'd. on Page 1-A)

to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for: THE TERM BEGINNING AND ENDING WITH TOTAL NUMBER OF YEARS November 1, 1968 October 31, 1978 10

4. The Government shall pay the lessor an annual rental of: Five Thousand Nine Hundred Eighty-Eight & No/100ths - Dollars. \$5,988.00 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:

Table with 6 columns: NO. YEARS, AT (PER ANNUAL RENTAL), NO. YEARS, AT (PER ANNUAL RENTAL), NO. YEARS, AT (PER ANNUAL RENTAL). Rows (a) and (b) show 5-year terms at \$6,300.00 and \$6,600.00 respectively.

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 unless stated otherwise herein.

6. The Lessor shall furnish to the Government under the terms of this lease, as part of the rental consideration, the following: Lessor shall furnish heating system of sufficient size and capacity to provide uniform temperature in all portions of the demised premises in accordance with contractual requirements, and if not specifically specified in contractual requirements, to furnish a heating system of sufficient size and capacity to provide uniform temperature of 70° F. in all portions of the demised premises, together with all filters required for proper operation of the system during the continuance of the lease. (Cont'd. on Page 1-A)

POD Form 1449 May 1966 Exception to Standard Form 2 Approved by Bureau of the Budget August 1964

(Continued on next page)