

U.S. POSTAL SERVICE
STANDARD LEASE

FACILITY NAME: MAIN OFFICE

BONANZA, OR 97623-9998

THE UNDERSIGNED, hereinafter called the lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described, pursuant to the terms and conditions described herein and attached hereto.

1. LOCATION. The premises are located at:

2899 Market Street
Bonanza, OR 97623-9998

Upon which is or will be located a one-story masonry building and which property contains or will contain areas, spaces, improvements, and appurtenances as follows:

Lot 7, Block 20, FIRST ADDITION TO BONANZA, Klamath County, Oregon and the following:
Beginning at the SW corner of Lot 7, Block 20, FIRST ADDITION TO THE TOWN OF BONANZA thence Southerly along Market Street, 35 feet; thence Easterly at right angles to Market Street, 70 feet; thence Northerly and parallel to Market Street 35 feet; thence Westerly along the Southerly line of Lot 7 to the place of beginning, in the NE1/4 SE1/4 of Section 10, Township 39 South, Range 11, E.W.M., Klamath County, State of Oregon

AREA	DIMENSIONS	NET SQ. FEET
First Floor	26' X 28'8"	793
Platform	5' X 10'	50
Parking and Maneuvering	---	5,000

'89 SEP 11 PM 2 51

2. TERMS.

FIXED-TERM. To have and to hold said premises with its appurtenances for a term of forty-eight (48) months beginning February 20, 1992 and ending February 19, 1996.

This agreement does not contain any renewal options.

3. RENTAL. The Postal Service will pay the lessor a monthly rental of \$350.00 payable at the end of each month. Rent for part of a month will be prorated. Rent checks shall be made payable to:

Ret: Leroy F. Fernlund
P.O. Box 131
Bonanza, OR 97623-0131



4. Lessor, as part of the rental consideration, will furnish the following utilities, services, and equipment:

All fixtures, equipment and utility systems as presently installed.

5. OTHER PROVISIONS. The following additional provisions, modifications, deletions, layouts and/or forms were agreed upon prior to execution and made a part hereof:

Postal Service shall be responsible for interior painting.

6. The undersigned has completed the "Representations and Certifications".

EXECUTED BY LESSOR this 15 day of August, 1989.

By: Leroy F. Fernlund Leroy F. Fernlund
(Signature)

Name of Individual: Leroy F. Fernlund

Street Address: P.O. Box 131

City, State, and ZIP + 4: Bonanza, OR 97623-0131

Telephone No.: 503/545-6427

Taxpayer Identification No. or Social Security No.: 540-28-7161

WITNESSES: _____

ACCEPTANCE BY THE POSTAL SERVICE

Date: SEP - 1 1989

By: _____

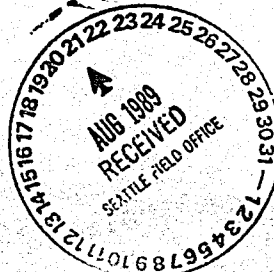
Gaylen R. Gransbury
(Signature)

Name:

Title: Contracting Officer

Address: Kent Facilities Service Office Telephone: 206/395-1350
U. S. Postal Service P. O. Box 2000
Kent, WA 98035-2000

GAYLEN R. GRANSBURY
REAL ESTATE SPECIALIST, SR.



FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of Oregon }
 County of Clatsop } SS:

Personally appeared before me, a Notary Public in and for the County and State aforesaid,

Leroy F Fernlund Corliss Fernlund
 (Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who
 acknowledged that he & she signed, sealed and delivered the same
 (he) (she)

as his & her free and voluntary act for the uses and
 (his) (her)
 purposes therein set forth.

Witness my hand and notarial seal, in the County and State aforesaid, this

15 day of aug, 1989.

(Notarial Seal)

Arutha J. Jensen
 (Notary Public)

My commission expires July 26, 1991



UNITED STATES POSTAL SERVICE

17043

DESIGNATION OF EMERGENCY REPAIR PERSONNEL

Return two completed, signed copies of this form to:

Facility:

Kent Facilities Service Office
U. S. Postal Service
P. O. Box 2000
Kent, WA 98035-2000

2899 Market Street
Bonanza, OR 97623-9998

Contact the following repair personnel for emergency repairs for those services that are my responsibility under the terms of the lease, when I (or my agents) cannot be reached after a reasonable period of time at (IT) Area Code & Telephone 503-545-6427.

In the event the Postal Service is unable to contact the designated emergency repair person or such repair person is unavailable to perform necessary emergency repairs, the Postal Service is authorized to arrange for such repairs by repair personnel selected by the Postal Service with cost thereof to be reimbursed by the lessor.

For Roofing/Structural
Emergencies
[] (Check if not applicable)

Name: Robert Hoylman
Telephone No: (503)-545-6963
Address: P.O. Box 223
Bonanza, OR 97623-0223

For Electrical
Emergencies
[] (Check if not applicable)

Name:
Telephone No: ()
Address: Same as above

For Plumbing
Emergencies
[] (Check if not applicable)

Name:
Telephone No: ()
Address: Same as above

For Heating, Ventilating and
Air-Conditioning Emergencies
[] (Check if not applicable)

Name:
Telephone No: ()
Address: Same as above

For Other Emergencies (Windows,
Doors, Locks, Etc.)
[] (Check if not applicable)

Name:
Telephone No: ()
Address: Same as above

Sign Original and Copy

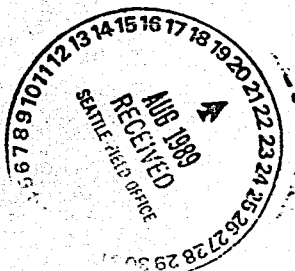
This letter is not intended to, nor does it in anyway, increase my responsibilities as owner (or agent w/owner) of the property to the occupant, the U.S. Postal Service

Signature of Owner or Owner's Agent Date
Leroy F. Fernlund 8-14-89
Street Address

P.O. Box 131
City, State, ZIP+4

Bonanza, OR 97623-0131

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leroy F. Fernlund the 11th day
of Sept. A.D., 19 89 at 2:51 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 17039

FEE \$28.00

Evelyn Biehn . County Clerk
By Darlene Mullen