

**U.S. Postal Service
Facilities Department
Lease**

MTC 1396-7447

Unit/Post Office Name & Address: MAIN OFFICE - 101 SECOND STREET
CHEMULT, OR 97731-9998(401600-001)
KLAMATH COUNTY

This LEASE, made and entered into by and between ED OUEILHE DEBORAH LYN OUEILHE hereinafter called the Lessor, and the United States Postal Service, hereinafter called the Postal Service:

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. The Lessor hereby leases to the Postal Service and the Postal Service leases from the Lessor the following premises, hereinafter legally described in paragraph 9, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' Section A, attached hereto and made a part hereof.

Upon which is a one-story brick building
areas, spaces, improvements, and appurtenances as follows:

and which property contains

AREA	SQ. FEET
Net Floor Space	864
Platform	80
Parking & Maneuvering	2,484
Other:	
Driveway	1,448
Landscaping	
Sidewalks	

Total Site Area 4,876

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$4,800.00

payable in equal installments at the end of each calendar month. Rent for a part of a month will be prorated. Rent checks shall be disbursed as follows:

payable to: ED OUEILHE
DEBORAH LYN OUEILHE
4294 N ELECTRIC
SAN BERNARDINO, CA 92407-3713

unless the Contracting Officer is notified, in writing by Lessor, of any change in payee or address at least sixty (60) days before the effective date of the change.

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

FIXED TERM: The term beginning 12/09/1995 and ending 12/08/2000
for a total of 5 years.

AFTER RECORDING RETURN TO:
UNITED STATES POSTAL SERVICE
8055 E TUFTS AVE STE 400
DENVER, CO 80237-2881
ATTN: CHERYL HAMILTON

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4. **RENEWAL OPTIONS:** The Lease may be renewed, at the option of the Postal Service, for the following separate and consecutive terms and at the following annual rentals:

RENEWAL OPTION TERM	NO. OF YEARS	PER ANNUM RENTAL
First	5	\$5,760.00
Second	5	\$7,200.00

provided that notice is sent, in writing, to the Lessor at least 30 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. **TERMINATION:**

The Postal Service may terminate this Lease at any time by giving 120 days written notice to the Lessor.

6. **UTILITIES, SERVICES, AND EQUIPMENT:** Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment:

(See Lessor Obligations of General Conditions (A.24) and/or attached addendum for definitions.)

Heating System, Light Fixtures, Sewerage Service, Electrical System, Water System.

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

Maintenance Rider - USPS (M-1), Reimbursement Tax Rider (T-1),
UST Maintenance Rider (U-1).

8. The undersigned has completed the 'Representations and Certifications.' (See Section B).

9. **LEGAL DESCRIPTION:**

South 90 feet Lot 7, West 10 feet Lot 8, Block 2, City of Chemult,
Klamath County, State of Oregon.

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EXECUTED BY LESSOR this 21st day of March, 1995

ALL INDIVIDUAL LESSORS/OFFERORS AND SPOUSE MUST SIGN

ED OUEILHE, LESSOR

Deborah Lyn Oueilhe
DEBORAH LYN OUEILHE, LESSOR

Lessor: Address 4294 N ELECTRIC SAN BERNARDINO CA 92407-3713
Telephone No. (909) 886-1818
Taxpayer Id No. 562-44-0155

Witness

Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date 3/28/95

By Cheryl Hamilton

~~Contracting Officer~~ Cheryl Hamilton

~~Post Office~~ Contracting Officer

Denver Facilities 8055 E Tufts Ave #400
Denver CO 80237-2881

**U.S. Postal Service
Facilities Department
Addendum**



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Lessor shall provide sewerage service, unless public sanitary sewerage systems are available, including any and all necessary maintenance. If public sewerage services become available, the lessor agrees to accomplish connection and pay all fees and costs involved in connecting the building system to the sewer system. After connection, the Postal Service agrees to pay recurring charges for use of sewerage service. If connection to such service is optional, the Postal Service will determine whether or not connection by lessor is to be made.

**U.S. Postal Service
Facilities Department
Form of Acknowledgment for Individuals**

STATE OF CaliforniaCOUNTY OF San Bernardino

SS:

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

[Signature] (Lessor)
(Identify individual party to the lease)

Deborah Lyn Queilke (Lessor)
(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

who is known to me to be the same person(s) who executed the foregoing lease, and who acknowledged that said person(s) signed, sealed and delivered the same as said person(s)'s free and voluntary act for the uses and purposes therein set forth.

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

this 2nd day of March, 1995

NOTARIAL
SEAL



[Signature]
Notary Public

My commission expires June 13, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
of April A.D., 19 95 at 3:55 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 8910

FEE \$50.00

By Bernetha G. Letsch County Clerk