



97 SEP 19 P3:46

Vol. 1997 Page 30797

Lease

Facility Name/Location

MIDLAND - MAIN OFFICE (405520-001)
1ST AND MAIN MIDLAND, OR 97634-9998

KLAMATH COUNTY
Project: E93462

This LEASE, made and entered into by and between GERALD D WARREN 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 masonry building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	1,330	Joint Use/Common Areas:	
Platform		ingress/egress,	
Parking and Maneuvering		parking/maneuvering	
Other:			
Driveway			
Landscaping			
Sidewalks			
4 parking spaces			

This facility is part of a grocery store.

Total Site Area: 13,000

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$7,182.00

Seven Thousand One Hundred Eighty-Two and 00/100 Dollars

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:

GERALD D WARREN
AND JANICE J WARREN
P O BOX 188
MIDLAND OR 97634-0188

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 Oct. 01, 1997 and ending Sep. 30, 2007 for a total of 10 years.

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
1	5	\$7,581.00
2	5	\$7,980.00

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 30 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.)
Sewerage Service and System, Electrical System, Water Service and System, Trash Removal, Snow Removal.

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), See Attached Addendum.

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

9. **LEGAL DESCRIPTION:**

A portion of Lots 21 & 22, Block 6 of the Town of Midland, Klamath County, Oregon.



30799

Lease

EXECUTED BY LESSOR this _____ day of _____

ALL INDIVIDUAL OFFERORS MUST SIGN

Gerald D. Warren, Owner

Print Name & Title

Signature

Janice J. Warren, Owner

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Lessor, Address: GERALD D WARREN 535-34-1182
AND JANICE J WARREN 537-52-8476

*

P O BOX 188 MIDLAND OR 97634-0188

Telephone No: 541 882-1172

Taxpayer ID: 93-0717891

Witness

Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 8-29-97

ARTHUR STRANGE

Contracting Officer

Signature of Contracting Officer

SEATTLE FACILITIES FIELD OFFICE

PO BOX 9724

FEDERAL WAY WA 98063-9724

Address of Contracting Officer



Form of Acknowledgment for Individuals

STATE OF OREGONCOUNTY OF KLAMATH

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

Gerald D. Warren
(Identify individual party to the lease)

Janice J. Warren
(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

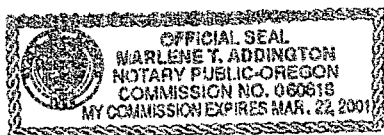
(Identify individual party to the lease)

(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 8th day of July, 1997.

NOTARIAL
SEAL



Marlene T. Addington
Notary Public

My commission expires 3-22-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gerald D. Warren the 10th day
of Sept. A.D., 19 97 at 3:46 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 30797

Return: Gerald D. Warren

P.O. Box 188

Midland, Or. 97634

FEE

\$25.00

By Bernetha G. Letsch County ClerkBy Kathleen Rossi