



47091

97 OCT 16 P3 51

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Lease

Facility Name/Location

BONANZA - MAIN OFFICE (400912-001)
2899 MARKET ST BONANZA, OR 97623-9998KLAMATH COUNTY
Project: E64487

This LEASE, made and entered into by and between LEROY F FERNLUND CORLISS FERNLUND 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/BLOCK BUILDING (PUMICE BLOCK) and which property contains areas, spaces, improvements, and appurtenances as follows:

| AREA | SQ. FEET | AREA | SQ. FEET |
|-------------------------|----------|-------------------------|----------|
| Net Floor Space | 793 | Joint Use/Common Areas: | |
| Platform | 50 | | |
| Parking and Maneuvering | 5,000 | | |
| Other: | | | |
| Driveway | | | |
| Landscaping | | | |
| Sidewalks | | | |

Total Site Area: 9,450

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$5,160.00

Five Thousand One Hundred Sixty 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:

LEROY F FERNLUND CORLISS FERNLUND
PO BOX 131
BONANZA OR 97623-0131

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 Feb. 20, 1999 and ending Feb. 19, 2004 for a total of 5 years.



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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 |
|----------------|-------------------|------------------|
| 1 | 5 | \$5,760.00 |

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 60 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 and System, Electrical System, Water Service and 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 - Lessor (M-1), USPS is responsible for interior painting.

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

9. **LEGAL DESCRIPTION:**

Lot 7, Block 20, 1st Addition to Bonanza, Klamath County, Oregon, plus a 35' x 70' portion of a lot (surveyor's correction) which is un-numbered. (The additional portion is considered to be included in Lot 7, Block 20, 1st Addition to Bonanza).



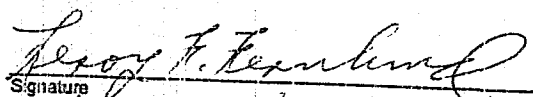
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EXECUTED BY LESSOR this 4 day of September 1997

ALL INDIVIDUAL OFFERORS MUST SIGN

LEROY F FERNLUND, OWNER

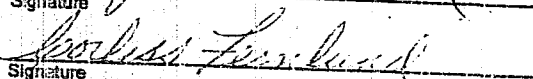
Print Name & Title



Signature

CORLISS FERNLUND, 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: LEROY F FERNLUND CORLISS FERNLUND

PO BOX 131 BGNANZA OR 97623-0131

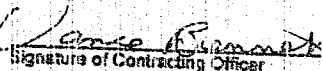
Telephone No: (541) 545-6427

Taxpayer ID: 54-0287161

Witness

Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 09/30/97~~ED DAVOUGET~~
Contracting OfficerVANCE BENNETT
Signature of Contracting Officer

DENVER FACILITIES SERVICE

8055 E TUFTS AVE #400

DENVER CO 80237-2981

Address of Contracting Officer



34119
Form of Acknowledgment
for Individuals

STATE OF OREGON

COUNTY OF KLAMATH

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

LEROY F. FERNLUND

(Identify individual party to the lease)

COLLIS FERNLUND

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

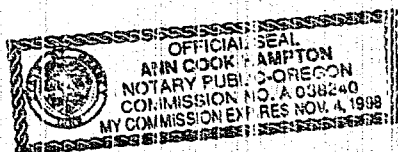
(Identify individual party to the lease)

(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 4th day of SEPT 97.

NOTARIAL
SEAL



Ann Cook Hampton
Notary Public

My commission expires 11-4-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leroy F. Fernlund the 16th day
of October A.D. 19 97 at 3:51 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 34115

Return: Leroy Fernlund
P.O. Box 131
Bonanza, Or. 97623

By Bernetha G. Letsch County Clerk
Kathleen Bann

FEE

\$25.00