

Vol M02 Page 66071

Lease

## Facility Name/Location

MALIN - MAIN OFFICE (405152-001)  
2109 BROADWAY MALIN, OR 97632-9998KLAMATH COUNTY  
Project: E51504

This LEASE, made and entered into by and between DENNIS A KALINA  
SHERMAN O KALINA

JERRY L KALINA 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 SINGLE STORY MASONRY BUILDING and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	1,348	Joint Use/Common Areas:	
Platform	100		
Parking and Maneuvering	1,750		
Other:			
Driveway			
Landscaping			
Sidewalks			

Total Site Area: 3,250

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

\*\*\*Four Thousand Eight Hundred 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:

*oc*  
DENNIS A KALINA  
SHERMAN O KALINA  
JERRY L KALINA  
PO BOX 6  
MALIN OR 97632-0006

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 Aug 01, 2002 and ending Jul 31, 2007 for a total of 5 years.

State of Oregon, County of Klamath  
Recorded 11/14/2002 12:17 p. m.  
Vol M02, Pg 66071-75  
Linda Smith, County Clerk  
Fee \$ 41.00 # of Pgs 5

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:

<b>RENEWAL OPTION</b>	<b>EFFECTIVE DATE</b>	<b>EXPIRATION DATE</b>	<b>PER ANNUM RENTAL</b>
1	8/1/2007	7/31/2012	\$5,400.00

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.)

Heating System, Air Conditioning Equipment, Light Fixtures, Sewerage System, 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/98 (T-1).

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

9. **LEGAL DESCRIPTION:**

Lot 10, Block 54, City of Malin, Klamath County, State of Oregon.



66073 Lease

EXECUTED BY LESSOR this \_\_\_\_\_ day of \_\_\_\_\_.

ALL INDIVIDUAL OFFERORS MUST SIGN

Dennis A. Kalina, Owner

Print Name & Title

Signature

Sherman O. Kalina, Owner

Print Name & Title

Signature

Jerry L. Kalina, 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

Lessor, Address: DENNIS A KALINA  
SHERMAN O KALINA  
JERRY L KALINA

PO BOX 6 MALIN OR 97632-0006

Telephone No:

Taxpayer ID: 540-50-0363

Witness

Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 5/2/01

MARCUS K NIELSEN

Contracting Officer

Signature of Contracting Officer


SEATTLE FACILITIES FIELD OFFICE  
P O BOX 9724


FEDERAL WAY WA 98063-9724


Address of Contracting Officer



COUNTY OF Klamath

  
(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)

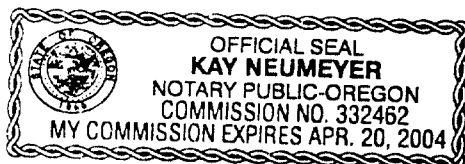
(Identify individual party to the lease)

(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 6<sup>th</sup> day of April, 2001

**NOTARIAL  
SEAL**



Kay Neumayer  
Notary Public

My commission expires April 20 2004

87088

66075

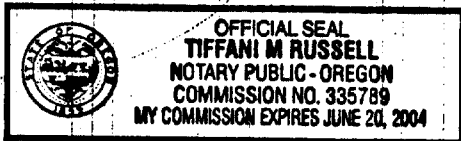
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon  
County of Lane

)  
) ss.  
)

On this day personally appeared before me Jerry L. Kalina  
to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and  
acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16 day of April, 2001



Tiffani M. Russell  
Notary Public for Oregon  
Residing at: P.O. Box 2505, Eugene, OR 97402  
My commission expires: 6/20/04