



UNITED STATES
POSTAL SERVICE™

Lease

BERWIND - MAIN OFFICE (550714-001)
2065 RIFT BERWIND RD, BERWIND, WV 24815-9998

\$49,500



Lease

Facility Name/Location
BERWIND - MAIN OFFICE (550714-001)
2065 RIFT BERWIND RD, BERWIND, WV 24815-9998

County: MCDOWELL
Lease: Q90000432247

This Lease made and entered into by and between KERMIT JOHNSON AND LILA JOHNSON hereinafter called the Landlord, 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 Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' attached hereto and made a part hereof.

Upon which is a one story, wood frame building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET
Net Total USPS Leased SF	621
Exterior, Platform and Ramp	50
Exterior Parking, USPS	400
Side Porch	16

Total Site Area: 20,473.00

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:

FIXED TERM: The term becomes effective April 01, 2015 with an expiration date of March 31, 2020, for a total of 5 Years.

3. **RENTAL:** The Postal Service will pay the Landlord an annual rental of: \$5,520.00 (Five Thousand Five Hundred Twenty 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 payable to:

KERMIT JOHNSON
LILA JOHNSON
821 BEN BOLT AVE
TAZEWELL, VA 24651-9785

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:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
04/01/2020	03/31/2025	\$6,000.00

provided that notice is sent, in writing, to the Landlord 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. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

Utilities Services & Equipment Rider, Maintenance Rider - Landlord Responsibility.

6. **TERMINATION:**

The Postal Service may terminate this Lease at any time by giving 30 days written notice to the Landlord.

7. **LEGAL DESCRIPTION:**

All of that certain parcel of land containing 0.47 acres, located at 2065 Rift Berwind Road in the town of Berwind, McDowell County, West Virginia. Property can be further described in Deed Book 282, Page 250.