



Lease (Single-Tenant Form)

Facility Name/Location
HANOVERTON - MAIN OFFICE (383409-001)
29959 MARKET ST, HANOVERTON OH 44423-9800

County: Columbiana
Lease: QU0000531512

This Lease, by and between POST DEVELOPMENT LLC, ("**Landlord**") and the United States Postal Service ("**USPS**" or "**Postal Service**"), is made as of the Effective Date. The "**Effective Date**" shall mean the date the Postal Service executes this Lease.

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

1. **PREMISES:** Landlord hereby leases to the Postal Service and the Postal Service leases from Landlord, the following premises (the "**Premises**") having a street address of 29959 MARKET ST, HANOVERTON, OH 44423-9800 (the "**Building**") situated upon the real property with an Assessor's Parcel Number of 28-00170.000 and legally described in **Exhibit A** attached hereto and by this reference incorporated herein (the "**Property**"). The Premises consists of approximately 1,230 square feet of net interior space and additional space, if any, as shown on Exhibit C and incorporated herein by this reference.

The Postal Service shall have the right to use any and all appurtenances and easements benefiting the Premises and the Property, including sidewalks, driveways, drive lanes, entrances, exits, access lanes, roadways, service areas, and parking areas, wherever located in or on the Property, which the Postal Service deems necessary or appropriate to support its intended use of the Premises and to exercise its rights under this Lease. Landlord shall not make any changes to the size, location, nature, use or place any installations upon the sidewalks and parking areas of the Property which impair the accessibility to or visibility of or ease of use of the Premises by the Postal Service and/or its customers, as reasonably determined by the Postal Service.

2. **TERM:** The Lease shall be effective as of the Effective Date but the term of this Lease and the obligations of the Postal Service, including the payment of any charges or rent under this Lease, shall begin on June 01, 2020 ("**Commencement Date**") and end on May 31, 2025, unless sooner terminated or extended as provided herein. If this Lease is extended, then such extended period shall also be referred to herein as the "**term**."

3. **RENT:** The Postal Service will pay Landlord an annual rent of: \$16,500.00 ("**Rent**"), payable in equal installments at the end of each calendar month during the term. Rent for a part of a month will be prorated according to the number of days of the month occurring during term.

Rent shall be paid to:
POST DEVELOPMENT LLC
4356 DUBLIN RD
COLUMBUS, OH 43221-5001

4. **RENEWAL OPTIONS:** None

5. **OTHER PROVISIONS:** When used herein the term "lease" or "Lease" includes all of the following additional provisions, modifications, riders, layouts, and/or forms which were agreed upon prior to execution and made a part of this Lease.

- General Conditions to USPS Lease
- Real Estate Conflict of Interest Certification
- Maintenance Rider Landlord Responsibility
- Utilities, Service, & Equipment Rider



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- Maintenance Repair Underground Storage Tanks Landlord Responsibility

6. **TERMINATION:** There shall be no early termination rights, except as otherwise provided in this Lease.

[Signature Page Follows]



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Exhibit A

Situated in the State of Ohio, County Columbiana and in the Village of Hanoverton:

Known as and being the north half of Lot #169 and the whole of Lot #170, in Potter, Brown and Arter's Addition to the Incorporated Village of Hanover, Columbiana County, Ohio. Plat Recorded in Deed Volume 23, Page 76.

Tax district number and parcel number: 28-00170.000

Street address of property: 29959 Market Street, Hanoverton, Ohio 44423

Prior instrument reference: Vol. 570, Page 882 of the Official Records of Columbiana County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.



Exhibits

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Exhibit B

Parking Area
(If Applicable)



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Exhibit C

Area	Sq ft
Rentable SF:	1,230
Total USPS Leased SF:	1,230
Exterior, Total Site:	6,750
Exterior, Platform and Ramp:	80
Exterior Parking, USPS:	3,625
Landscaping:	1,815