



Lease

RIVES - MAIN OFFICE (477296-002)  
498 S FRONT ST, RIVES, TN 38253-9998



Facility Name/Location  
RIVES - MAIN OFFICE (477296-002)  
498 S FRONT ST, RIVES, TN 38253-9998

County: Obion  
Lease: QB0000458601

This Lease made and entered into by and between JAMES H OLIVER 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, brick/block building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET
Net Total USPS Leased SF	1,375
Exterior, Platform and Ramp	240
Exterior Parking, USPS	11,500
Remaining lot area	20,180

Total Site Area: 33,433.00

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

FIXED TERM: The term becomes effective December 01, 2017 with an expiration date of November 30, 2022, for a total of 5 Years.

3. RENTAL: The Postal Service will pay the Landlord an annual rental of: \$11,000.00 (Eleven Thousand 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:

JAMES H OLIVER  
513 N THIRD ST  
UNION CITY, TN 38261-3109

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
12/01/2022	11/30/2027	\$12,430.00

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 - USPS Responsibility, Reimbursement of Paid Taxes Rider.

6. TERMINATION:

The Postal Service may terminate this Lease at any time by giving 90 days written notice to the Landlord.

7. LEGAL DESCRIPTION:

See Attached Addendum

## Facility Name/Location

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**7. LEGAL DESCRIPTION:**

Being a lot located at the southeast corner of the intersection of Main Street and Pleasant Hill Road, Rives, Tennessee, and being a portion of the same property conveyed to Tom Lattus from the Illinois Central Gulf Railroad, as recorded in Deed Book 20-R, page 975 in the Office of the Register of Obion County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the south right-of-way of the Pleasant Hill Road, said pin being in the west line of a tract belonging to Cultra and being in the former east right-of-way line of the Illinois Central Gulf Railroad, said pin also being 30 feet south of the center of said road; thence S 12° 20' 10" E, with Cultra's west line, and with said former east right-of-way line, for a distance of 220.29 feet to an iron pin; thence, S 77° 39' 50" W, making a new line through Lattus, for a distance of 150.00 feet to an iron pin, said pin being in the east right-of-way of Main Street; thence 12° 20' 10" W, with the east right-of-way of Main Street and the former west right-of-way of said railroad, for a distance of 225.82 feet to a railroad spike in an asphalt pavement, said spike being at the intersection of the east right-of-way of Main Street with the south right-of-way of Pleasant Hill Road; thence, N 79° 39' 50" E, with the south right-of-way of Pleasant Hill Road, for a distance of 150.09 feet to the point-of-beginning, and containing 33,433 square feet, more or less, together with all improvements thereon, including a one-story masonry building containing approximately 1,375 square feet of net interior floor space; with platform and ramp of approximately 240 square feet; with exclusive use of paved driveway, parking and maneuvering areas providing approximately 20,180 square feet of the remaining lot area being utilized for concrete walks, grass and landscaped areas situated in

RIVES, Obion County, TENNESSEE 38253-9998