



### Exercise of Renewal Option

Facility Name/Location:  
WOODBINE- MAIN OFFICE (339210-002)  
642 WASHINGTON AVE, WOODBINE, NJ 08270-2083

County : Cape May  
Lease: CO0000141852

To  
E R DUNPHEY INC  
123 TEMPLE AVE  
MANAHAWKIN, NJ 08050-2950

Certified Mail #  
70100290000010486792

#### Issuing Office

7029 ALBERT PICK ROAD  
GREENSBORO, NC 27498-1103

Date of Existing Lease: 03/31/2005

The existing Lease has no amendments.

Pursuant to the Lease covering this facility, the Postal Service hereby exercises its option to renew said Lease as follows:

Term: 5 Years From (Date): 06/01/2017 To (Date): 05/31/2022 Annual Rate: \$34,000.00

In all other respects, the said Lease shall remain the same and is hereby confirmed.

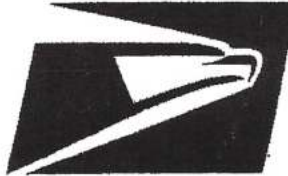
#### Remarks

Date  
02/16/2017

Name of Contracting Officer  
Esther Tinort

Signature

Renewalopt 01/2005



UNITED STATES  
POSTAL SERVICE™

Lease

MAIN OFFICE-WOODBINE NJ 08270-9998

MY E-R. ORIGINAL TO BE  
RETAINED. 3 COPIES ARE  
MAILED BACK

**Facility Name/Location**

WOODBINE - MAIN OFFICE (339210-002)  
642 WASHINGTON AVE WOODBINE, NJ 08270-9998

CAPE MAY COUNTY  
Project: C86079

This LEASE, made and entered into by and between E R DUNPHEY INC 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 masonry building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	2,784	Joint Use/Common Areas:	
Platform	228		
Parking and Maneuvering	12,025		
<b>Other:</b>			
Driveway			
Landscaping			
Sidewalks			
other exterior space	14,747		
<b>Total Site Area:</b>	<b>29,784</b>		

*Nancy B. Dunphey*  
*3/21/05*  
*ER Dunphey*  
~~24,060.00~~  
*24,060* <sup>00</sup>  
*3/21/05*

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: ~~\$18,000.00~~

~~\*\*\*Fifteen 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 disbursed as follows:

**payable to:**

E R DUNPHEY INC  
123 TEMPLE AVE  
MANAHAWKIN NJ 08050-2950

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 Jun 01, 2007 and ending May 31, 2012 for a total of 5 years.

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	EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
1	6/1/2012	5/31/2017	<del>\$1,600.00</del> 29,000 <sup>00</sup>
2	6/1/2017	5/31/2022	\$17,400.00 34,000 <sup>00</sup>

*3/21/05 Nancy B. Don*  
*3/21/06*

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 90 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 and Service, Electrical System, Water System and Service.

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), UST Maintenance Rider - Lessor (U-1).

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

9. LEGAL DESCRIPTION:

SEE ATTACHED ADDENDUM.

EXECUTED BY LESSOR this 21<sup>st</sup> day of March 2005

CORPORATION

Manahawkin (a New Jersey Corporation)

Affix Corporate Seal

E. R. Dunphey, husband  
Print Name & Title

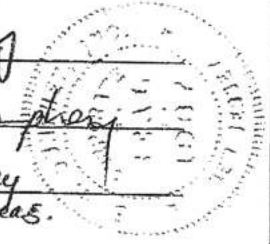
E. R. Dunphey  
Signature

Nancy B. Dunphey, wife  
Print Name & Title

Nancy B. Dunphey  
Signature

ER. DUNPHEY President/owner  
Print Name & Title

NANCY B. Dunphey  
Signature  
Secy / Treas.



Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Lessor, Address: E R DUNPHEY INC  
123 TEMPLE AVE MANAHAWKIN NJ 08050-2950

Telephone No: (609) 597-4404

Taxpayer ID: 22-1868122

X [Signature]  
Witness

X [Signature]  
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: \_\_\_\_\_

Contracting Officer \_\_\_\_\_

Signature of Contracting Officer \_\_\_\_\_

Address of Contracting Officer \_\_\_\_\_