



173242

Lease

Facility Name/Location
EUREKA - MAIN OFFICE (312800-002)
51 SOUTH MAIN STREET EUREKA, NV 89316-9998

EUREKA COUNTY
Project: E93637

This LEASE, made and entered into by and between WILLIS A DEPAOLI OR 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 brick building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	1,650	Joint Use/Common Areas:	
Platform			
Parking and Maneuvering	925		
Other:			
Driveway			
Landscaping			
Sidewalks			

Total Site Area: 2,575

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$11,409.00

Eleven Thousand Four Hundred Nine 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:

WILLIS A DEPAOLI OR
ARLENE M DEPAOLI
*
PO BOX 351
EUREKA NV 89316-0351

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 Jan 19, 2001 and ending Jan 18, 2006 for a total of 5 years.

4. RENEWAL OPTIONS: None.

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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 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).

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

9. LEGAL DESCRIPTION:

All of Lot 5, Block 23, of Town of eureka, state of Nevada.

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EXECUTED BY LESSOR this 18th day of OCTOBER, 1999.

ALL INDIVIDUAL OFFERORS MUST SIGN

Willis A. DePaoli, owner
Print Name & Title

Willis A. DePaoli
Signature

Arlene M. DePaoli, owner
Print Name & Title

Arlene M. DePaoli
Signature

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: WILLIS A DEPAOLI OR
ARLENE M DEPAOLI
*
PO BOX 351 EUREKA NV 89316-0351

Telephone No:

Taxpayer ID: [REDACTED]

Wla Garrison
Witness

Francine E Stinnett
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 10/21/99

VANCE BENNETT
Contracting Officer

Vance Bennett
Signature of Contracting Officer

DENVER FACILITIES SERVICE
8055 E TUFTS AVE #400
DENVER CO 80237-2881
Address of Contracting Officer

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STATE OF Nevada

COUNTY OF Eureka

2000

Personally appeared before me, a Notary Public in and for the County and State aforesaid,

Willis A. DePaoli
(Identify individual party to the lease)

Debra M. DePaoli
(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

(Identify individual party to the lease)

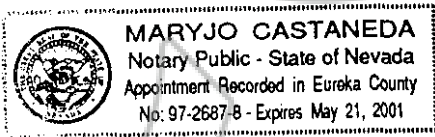
(Identify individual party to the lease)

(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 18th day of October, 1999

NOTARIAL
SEAL



Maryjo Castaneda
Notary Public

My commission expires _____

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Willis DePaoli
99 NOV 12 PM 1:15

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 11.00

173242

COPY

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