

BOOK 47 PAGE 61

Original
ORIGINAL

UNITED STATES POSTAL SERVICE

27.

LEASE

MAIN POST OFFICE
RUDD, IOWA 50471-9998
Effective Date of Lease: July 1, 1990

FILED
FLOYD COUNTY IOWA
91 JAN -8 AM 10:54
MARILEE S. MONROE
COUNTY RECORDER

Twin Cities Facilities Service Office
2051 Killebrew Drive, Suite 620
Bloomington, MN 55425-1874

INSTR. NO.	1353	FILED FOR RECORD THE	8 th	DAY OF	STATE OF IOWA, FLOYD COUNTY:
RECORDING FEE \$	5.50	January	19 91	at	<i>Marilee S. Monroe</i>
TRANSFER FEE \$		A.M. BOOK	47	PAGE	68-78

By *Marilee S. Monroe*
Marilee S. Monroe
County Recorder

U.S. POSTAL SERVICE
MORTGAGEE'S AGREEMENT

(To be executed and attached to lease before it is recorded)

Date 11/15/90

The undersigned, FIRST STATE BANK, holder(s) of a mortgage in the sum of
\$ 75,000.00 on the property situated at:

LOTS ONE, TWO, AND THREE AND THE WEST HALF
OF ALLEY, OF THE RE-PLAT OF BLOCK SIX, TOWN OF
RUDD, IOWA.

hereby consent(s) to the leasing of said to the U.S. Postal Service and agree(s) for
itself, its successors, executors, administrators, and assigns that in the event it
should become necessary to foreclose said mortgage the mortgagee will cause the sale
of said premises to be made subject to said lease.

Witness: Robert C. Ryan

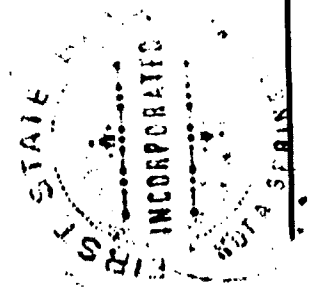
FIRST STATE BANK
(Mortgagee Company)

By: [Signature]
(Signature of Mortgagee's Officer)

Its Vice President
(Title of Mortgagee's Officer)

26 W. CONGRES
(Street Address)

NORA SPRINGS IA 50458
(City, State and ZIP + 4)



Subscribed and Sworn to before me, a notary public, in and for
County, State of Iowa, this 15th day

of Nov., 1990

[Signature]
Notary Public



My commission expires _____

**UNITED STATES POSTAL SERVICE
LEASE**

FACILITY NAME: Main Office, Rudd, Iowa 50471-9998

1. This LEASE, made and entered into August 15, 1990 by and between DoMor Construction, hereinafter called the lessor, whose address is:

Box 105
Hykoff, MN 55990-0105

for lessor and lessor's heirs, administrators, successors, and assigns and the United States Postal Service, hereinafter called the Postal Service:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Postal Service the following described premises, viz.:

See Attachment 1.

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

AREA	DIMENSIONS	NET SQ. FEET
First Floor	Irregular	1074
Platform	6' x 18' + 3' x 6'8"	128
Driveway	20' x 8' x 2'	320
Parking and Maneuvering	Irregular	2308
Other Sidewalks Landscaped Area Total Area	Irregular Irregular 112.5' x 79'	1134 3795 8887

3. TO HAVE AND TO HOLD the said premises with their appurtenances:

The term beginning July 1, 1990 and ending June 30, 2010 for a total of Twenty (20) years.

4. RENTAL. The Postal Service will pay the lessor an annual rental of:

Nine thousand one hundred seventy five and no/100 dollars, \$9,175.00

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 made payable to:

Dokor Construction
P. O. Box 105
Hykoff, MN 55990-0105

5. 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 Term	No. of Years	Per Annum Rental
FIRST	Five (5)	\$9,175.00
SECOND	Five (5)	\$9,175.00

Provided that notice is sent in writing to the lessor ninety (90) days before the end of the original lease term or any renewal term. All other terms and conditions of this lease will remain the same during any renewal term unless stated otherwise herein. -

6. The undersigned has completed the "Representations and Certifications" in Section C.



It is expressly understood between the parties hereto that the terms and conditions of the Agreement to Lease executed by Dokor Construction and accepted by the Postal Service on September 7, 1989, including any amendments or modifications thereto, are made part of this lease and are to be complied with as though fully set forth herein.

Main Office, Rudd, Iowa 50471-9998

EXECUTED BY LESSOR this 12 day of December 1990

By: Robert O'Byrne
(Signature of Robert O'Byrne)

By: Geraldine O'Byrne
(Signature of Geraldine O'Byrne)

By: Michael O'Byrne
(Signature of Michael O'Byrne)

By: Beverly O'Byrne
(Signature of Beverly O'Byrne)

By: David O'Byrne
(Signature of David O'Byrne)

By: Kelli R. O'Byrne
(Signature of Kelli R. O'Byrne)

Street Address: DeMor Construction, PO Box 105
City, State, and ZIP + 4: Mykoff, MN 55990-0105
Telephone No.: 507/352-2152
Social Security No.: 469-40-5473

WITNESSES: Marie Wislow
Theresa Wislow

ACCEPTANCE BY THE POSTAL SERVICE

Date: December 27, 1990 By: R. Bruce Davison
(Signature)

Name: R. Bruce Davison
Title: Manager, Real Estate Branch, Contracting Officer
Address: United States Postal Service Telephone: 612/851-1130
Facilities Service Office 2051 Killbuck Dr., Suite 620
Bloomington, MN 55425-1874

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of MINNESOTA)
County of FISCUMONE) SS:

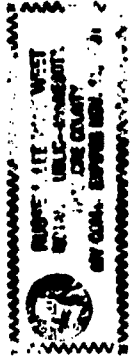
Personally appeared before me, a Notary Public in and for the County and State aforesaid,

ROBERT O'RYAN
(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that said person signed, sealed and delivered the same as said person'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 11th day of DECEMBER, 1986.



(Notarial Seal)

Robert O'Ryan
(Notary Public)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of MICHIGAN)
County of ELLMORE) SS:

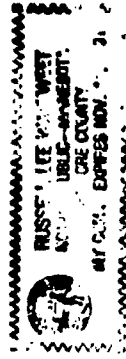
Personally appeared before me, a Notary Public in and for the County and State aforesaid,

GERALDINE O'SYNE
(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that said person signed, sealed and delivered the same as said person'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 11th day of DECEMBER, 1979.



Russell Lee West
(Notary Public)

(Notarial Seal)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

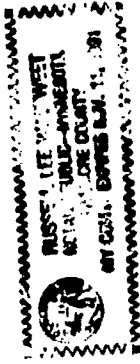
State of MINNESOTA)
County of FILLMORE) SS:

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

DAVID O'BYRNE
(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that said person signed, sealed and delivered the same as said person'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 17th day of DECEMBER, 1999.



[Signature]
(Notary Public)

(Notarial Seal)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

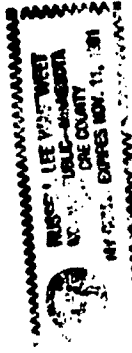
State of Minnesota)
County of Fleppate) SS:

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

KEVIN R. O'RYAN
(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that said person signed, sealed and delivered the same as said person'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 11th day of DECEMBER, 1988.



Kevin R. O'Ryan
(Notary Public)

(Notarial Seal)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of Minnesota) SS:
County of Fillmore)

Personally appeared before me, a Notary Public in and for the County
and State aforesaid, Beverly O. Byrns

(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing
lease, and who acknowledged that said person signed, sealed and
delivered the same as said person'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 12th day of December, 90.



(Notarial Seal)

B. Hoff
(Notary Public)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of Minnesota)
County of Fillmore) SS:

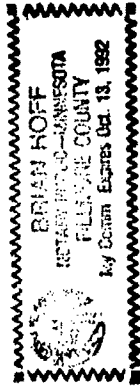
Personally appeared before me, a Notary Public in and for the County and State aforesaid,

Michael O'Byrne
(Identify individual party to the lease)

who is known to me to be the same person who executed the foregoing lease, and who acknowledged that said person signed, sealed and delivered the same as said person'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

12th day of December, 90.



(Notarial Seal)

Brian Hoff
(Notary Public)

My commission expires _____