



Exercise of Renewal Option

Facility Name/Location:
RUDD- MAIN OFFICE (187911-002)
514 CHICKASAW ST, RUDD, IA 50471-5029

County : FLOYD
Lease: 100000001686

To
HAROLD C SCHNEIDER AND
& THERESA M SCHNEIDER
C/O WILLIAM G. SCHNEIDER
424 ANCESTRY DR
ST PETERS. MO 63376-2173

Certified Mail #
70060100000125472135

Issuing Office

7500 EAST 53RD PLACE, RM 1108
DENVER, CO 80266-9918

Date of Existing Lease: 07/01/1990

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): 07/01/2015 To (Date): 06/30/2020 Annual Rate: \$9,175.00

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

Remarks
EXERCISING 2ND AVAILABLE 5-YEAR RENEWAL OPTION; THERE ARE NO REMAINING RENEWAL OPTIONS AVAILABLE. THANK YOU FOR PROVIDING THIS SPACE FOR POSTAL USE.

Date
02/28/2014

Name of Contracting Officer
Shirley Wheeler

Signature

DUPLICATE

UNITED STATES POSTAL SERVICE

LEASE

Renewal of
lease 2010 for
5 years to 2015
June 30 - 2015

MAIN POST OFFICE

RUDD, IOWA 50471-9998

Effective Date of Lease: July 1, 1990

STATE OF IOWA }
 Floyd County } CS RECORDERS OFFICE
 Recorded this 8th day of January
 19 91 at 10:54 A.M. at A
 Book 47 of Misc Page 68-78
 and examined
Marilyn S. Morse Recorder
Leona Howe Deputy

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



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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
Wykoff, 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	Irregular	1134
Landscaped Area	Irregular	3795
Total Area	112.5' x 79'	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:

DoMor Construction
P. O. Box 105
Wykoff, 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 DoMor 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.

A.33 SUBLEASE (Clause OB-975) (June 1988)

The Postal Service may sublet all or any part of the premises or assign this lease but shall not be relieved from any obligation under this lease by reason of any subletting or assignment.

A.34 ALTERATIONS (Clause OB-970/I) (June 1989)

The Postal Service may have the right to make alterations, attach fixtures and erect additions, structures or signs in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions or structures so placed in, upon or attached to the said premises shall be and remain the property of the Postal Service and may be removed or otherwise disposed of by the Postal Service. Prior to expiration or termination of this lease, the Postal Service will, if required by the lessor by notice in writing sixty (60) days in advance of such expiration or termination restore the premises to as good condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Postal Service has no control excepted.

A.35 APPLICABLE CODES AND ORDINANCES (Clause OB-969)
(June 1988)

The lessor, as part of the rental consideration, agrees to comply with all codes and ordinances applicable to the ownership and operation of the building in which the rented space is situated and, to obtain all necessary permits and related items.

A.36 DESTRUCTION OF PREMISES (Clause OB-973) (June 1988)

a. If the premises are destroyed by fire or other casualty, this lease will immediately terminate.

b. If the premises are partially damaged or destroyed, the contracting officer may determine that part or all of the premises are untenable, and may either terminate the lease or negotiate revised rental terms.

A.37 REIMBURSEMENT OF PAID TAXES (Clause OB-905) (June 1988)

Property I.D. #

a. The lessor agrees to pay all general real estate taxes levied on the land and buildings hereby demised. Upon final payment of the annual taxes due, the Postal Service will reimburse the lessor, as additional rent, for all general real estate taxes applicable to any period of time within the term of the lease. The lessor must pay the general real estate taxes covered herein before any fine, penalty, interest, or cost may be imposed for nonpayment, at such time and manner

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

WITNESSES: Martina Winslow
Harriet P. Winick

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 Killebrew Dr, Suite 620
Bloomington, MN 55425-1874

SECTION A

TERMS AND CONDITIONS

A.1 LESSOR OBLIGATIONS (FUEL AND HEAT) (Clause OB-940)
ALTERNATE III (August 1988)

Lessor must furnish a heating system of sufficient size and capacity to provide uniform temperature in all portions of the demised premises in accordance with contractual requirements, and if not specifically specified in the contractual requirements, to furnish a heating system of sufficient size and capacity to provide uniform temperature of 65 degrees F. in all portions of the demised premises.

A.2 LESSOR OBLIGATIONS (LIGHT) (Clause OB-941)
ALTERNATE I (June 1988)

Lessor agrees to provide and install light fixtures in accordance with contractual requirements.

A.3 LESSOR OBLIGATIONS (POWER) (Clause OB-942)
(August 1988) ALTERNATE I

Lessor agrees to furnish all power during continuance of the lease.

A.4 LESSOR OBLIGATIONS (WATER) (Clause OB-943)
(August 1988) ALTERNATE I

Lessor agrees to furnish all water from public sources during continuance of the lease.

A.5 LESSOR OBLIGATIONS (SEWERAGE) (Clause OB-945)
ALTERNATE III (June 1988)

Lessor agrees to furnish sewerage service during continuance of the lease.

A.6 LESSOR OBLIGATIONS (AIR CONDITIONING)
(Clause OB-946) ALTERNATE II (August 1988)

Lessor agrees to furnish air conditioning equipment in accordance with contractual requirements.

authority is in the form of extracts from the articles of incorporation, or bylaws, or the minutes of the board of directors duly certified by the custodian of such records, under the corporate seal. Such resolutions, when required, must contain the essential stipulations embodied in the Agreement to Lease. The names and official titles of the officers who are authorized to sign the Agreement to Lease and Lease must appear in the document.

A.9 MORTGAGEE'S AGREEMENT (Clause OB-958) (June 1988)

If there is now or will be a mortgage on the property which is or will be recorded prior to the recording of the lease, the offeror must notify the contracting officer of the facts concerning such mortgage, and may be required to furnish a mortgagee's subordination agreement before the final lease is executed in a form suitable to the Postal Service.

A.10 EQUAL OPPORTUNITY (Clause 10-9/I) (October 1987)

a. The lessor may not discriminate against employees or applicants because of race, color, religion, sex, or national origin. The lessor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to race, color, religion, sex, or national origin. This action must include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The lessor agrees to post in conspicuous places, available to employees and applicants, notices provided by the contracting officer setting forth the provisions of this clause.

b. The lessor must, in all solicitations or advertisements for employees placed by it or on its behalf, state that all qualified applicants will be considered for employment without regard to race, color, religion, sex, or national origin.

c. The lessor must send to each union or workers' representative with which the contractor has a collective bargaining agreement or other understanding, a notice, provided by the contracting officer, advising the union or workers' representative of the contractor's commitments under this clause, and must post copies of the notice in conspicuous places available to employees and applicants.

d. The lessor must comply with all provisions of Executive Order (EO) 11246 of September 24, 1965, as amended, and of the rules, regulations, and relevant orders of the Secretary of Labor.

e. The lessor must furnish all information and reports required by the Executive order, and by the rules, regulations, and orders of the Secretary, and must permit access to the contractor's books, records, and accounts by the Postal Service and the Secretary for purposes of investigation to ascertain compliance with these rules, regulations, and orders.

f. If the lessor fails to comply with this clause or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended, in whole or in part; the lessor may be declared ineligible for further contracts in accordance with the Executive order; and other sanctions may be imposed and remedies invoked under the Executive order, or by rule, regulation, or order of the Secretary, or as otherwise provided by law.

qualification, retirement plan, or statutory requirement, and (2) that contractors and subcontractors, or persons acting on their behalf, must not specify, in solicitations or advertisements for employees to work on Government contracts, a maximum age limit for such employment unless the specified maximum age limit is based upon a bona fide occupational qualifications, retirement plan, or statutory requirement.

A.13 OFFICIALS NOT TO BENEFIT (Clause 1-4) (October 1987)

No member of or delegate to Congress may be admitted to any part or share of this contract, or to any benefit arising from it. This prohibition does not apply to the extent this contract is with a corporation for the corporation's general benefit.

A.14 COVENANT AGAINST CONTINGENT FEES (Clause 1-6/I)
(June 1988)

The lessor warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the lessor for the purpose of securing business. For breach or violation of this warranty the Postal Service must have the right to annul this lease without liability or in its discretion to deduct from the rental price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee. Licensed real estate agents or brokers having listings on property for rent, in accordance with general business practice, and who have not obtained such licenses for the sole purpose of effecting this lease, may be considered as bona fide employees or agencies within the exception contained in this clause.

A.15 ASSIGNMENT OF CLAIMS (Clause B-8) (April 1990)

a. If this contract provides for payments aggregating \$1,000 or more, claims for moneys due or to become due from the Postal Service under it may be assigned to a bank, trust company, or other financing institution, including any Federal lending agency, and may thereafter be further assigned and reassigned to any such institution. Any assignment or reassignment must cover all amounts payable and must not be made to more than one party, except that assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in financing this contract. No assignment or reassignment will be recognized as valid and binding upon the Postal Service unless a written notice of the assignment or reassignment, together with a true copy of the instrument of assignment, is filed with -

1. The contracting officer;
2. The surety or sureties upon any bonds; and
3. The office, if any, designated to make payment, and the contracting officer has acknowledged the assignment in writing.

b. Assignment of this contract or any interest in this contract other than in accordance with the provisions of this clause will be grounds for termination of the contract for default at the option of the Postal Service; this does not

A.20 EXAMINATION OF RECORDS (Clause B-14) (October 1987)

a. The Postal Service and its authorized representatives will, until three years after final payment under this contract, or for any shorter period specified for particular records, have access to and the right to examine any directly pertinent books, documents, papers, or other records of the contractor involving transactions related to this contract.

b. The contractor agrees to include in all subcontracts under this contract a provision to the effect that the Postal Service and its authorized representatives will, until three years after final payment under the subcontract, or for any shorter specified period for particular records, have access to and the right to examine any directly pertinent books, documents, papers, or other records of the subcontractor involving transactions related to the subcontract. The term "subcontract" as used in this clause excludes:

1. Purchase orders; and
2. Subcontracts for public utility services at rates established for uniform applicability to the general public.

A.21 CLAIMS AND DISPUTES (Clause B-9) (June 1988)

a. This contract is subject to the Contract Disputes Act of 1978 (41 U.S.C. 601-613) ("the Act").

b. Except as provided in the Act, all disputes arising under or relating to this contract must be resolved under this clause.

c. "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. However, a written demand or written assertion by the contractor seeking the payment of money exceeding \$50,000 is not a claim under the Act until certified as required by subparagraph d.2 below. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.

d. 1. A claim by the contractor must be made in writing and submitted to the contracting officer for a written decision. A claim by the Postal Service against the contractor is subject to a written decision by the contracting officer.

2. For contractor claims exceeding \$50,000, the contractor must submit with the claim a certification that -

- (a) The claim is made in good faith;
- (b) Supporting data are accurate and complete to the best of the contractor's knowledge and belief; and
- (c) The amount requested accurately reflects the contract adjustment for

c. If this contract or order contains a Postal Service standard and an OSHA standard covering the same general area of applicability, the Postal Service standard governs and takes precedence, unless the OSHA standard contains more rigorous or stringent safety requirements, in which case the OSHA standard governs and takes precedence.

d. Upon delivery of the first article under the contract or order, or if none, upon delivery of the first production quantity, the contractor must execute a certification in a form acceptable to the contracting officer, attesting to the conformance of the delivered items to the requirements of this clause.

A.25 GRATUITIES (Clause 1-5) (October 1987)

a. The Postal Service may terminate this contract for default if, after notice and a hearing, the Postal Service Board of Contract Appeals determines that the contractor or the contractor's agent or other representative -

1. Offered or gave a gratuity (such as a gift or entertainment) to an officer or employee of the Postal Service; and

2. Intended by the gratuity to obtain a contract or favorable treatment under a contract.

b. The rights and remedies of the Postal Service provided in this clause are in addition to any other rights and remedies provided by law or under this contract.

A.26 ASBESTOS USE OR DISCOVERY OF ASBESTOS
(Clause OB-903) (August 1988)

a. The lessor will not use friable asbestos in any construction, modification, or renovation work performed by the lessor or by a subcontractor.

b. If the Postal Service detects or identifies the presence of friable asbestos at the facility during the term of the lease, the lessor must contain or remove it according to a determined procedure. The procedure will be determined by the Postal Service, following consultation with a qualified official, and then will be outlined in reasonable detail and made available to the lessor for comment. After a five-day comment period (subject to extension if warranted), a Notice to Proceed will be issued to the lessor. The expense of any containment or removal procedure will be borne by the lessor.

c. Failure of the lessor to commence performance of the containment or removal procedure within 30 days after receiving the Notice to Proceed will give the Postal Service the immediate right to perform the work, and to deduct from the rent the cost of the work, associated administrative costs, and a portion of the rent reflecting total or partial impairment of Postal Service use of the facility. The Postal Service may also vacate the facility and discontinue rent payments.

d. "Friable asbestos" means any material containing more than 1 percent asbestos by weight that hand pressure can crumble, pulverize, or reduce to powder when dry.

A.27 UREA FORMALDEHYDE (Clause OB-904) (June 1988)

a. The lessor will not use urea formaldehyde insulation in any form in any construction, modification, or renovation work performed by the lessor or by a subcontractor.

b. If the Postal Service detects or identifies the presence of urea formaldehyde foam insulation at the facility during the term of the lease, the lessor must contain or remove it according to a determined procedure. The procedure will be determined by the Postal Service, following consultation with a qualified official, and then will be outlined in reasonable detail and made available to the lessor for comment. After a five-day comment period (subject to extension if warranted), a Notice to Proceed will be issued to the lessor. The expense of any containment or removal procedure will be borne by the lessor.

c. Failure of the lessor to commence performance of the containment or removal procedure within 30 days after receiving the Notice to Proceed will give the Postal Service the immediate right to perform the work, and to deduct from the rent the cost of the work, associated administrative costs, and a portion of the rent reflecting total or partial impairment of Postal Service use of the facility. The Postal Service may also vacate the facility and discontinue rent payments.

A.28 CONVICT LABOR (Clause 10-3) (October 1987)

In connection with the work under this contract, the contractor agrees not to employ any person undergoing sentence of imprisonment, except as provided by Public Law 89-176, September 10, 1965 (18 U.S.C. 4082(c)(2)) and Executive Order 11755, December 29, 1973.

A.29 CONTRACT WORK HOURS AND SAFETY STANDARDS
ACT--OVERTIME COMPENSATION (Clause 10-4) (April 1989)

a. Overtime Requirements. No contractor or subcontractor contracting for any part of the contract work may require or permit any laborer or mechanic to work more than 40 hours in any workweek on work subject to the provisions of the Contract Work Hours and Safety Standards Act, unless the laborer or mechanic receives compensation at a rate not less than one-and-one-half times the laborer's or mechanic's basic rate of pay for all such hours worked in excess of 40 hours.

b. Violation, Liability for Unpaid Wages, and Liquidated Damages. In the event of any violation of paragraph a above, the contractor and any subcontractor responsible for the violation are liable to any affected employee for unpaid wages. The contractor and subcontractor are also liable to the Postal Service for liquidated damages, which will be computed for each laborer or mechanic at \$10 for each day on which the employee was required or permitted to work in violation of paragraph a above.

c. Withholding for Unpaid Wages and Liquidated Damages. The contracting officer may withhold from the contractor, from any monies payable to the contractor or subcontractor under this or any other contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor, sums

The purchase price will be:

1.) At the end of the tenth year of basic lease term	\$90,000.00
2.) At the end of the fifteenth year of basic lease term	\$85,000.00
3.) At the end of the basic lease term	\$80,000.00
4.) At the end of the first renewal option term	\$75,000.00
5.) At the end of the second renewal option term	\$70,000.00

The Postal Service will give the lessor notice of election to purchase at least six months in advance of the respective times set forth above. Upon said notice by the Postal Service, this purchase agreement is effective and binding on the parties.

The terms and conditions of this agreement are as follows:

- a. The purchase prices set forth in this clause is payable after approval by the Postal Service of the lessor's title and execution and delivery by the lessor of a good and sufficient general warranty deed conveying said land with the hereditaments and appurtenances thereunto belonging to the United States Postal Service and its assigns in fee simple. Conveyance of title must be free and clear from all liens and encumbrances, except those specifically excepted or reserved in the lease, together with all right, title, and interest of the Vendor to any streams, alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land.
- b. It is agreed that the Postal Service will pay the expenses incident to the preparation and recordation of the deed to the Postal Service and for procurement of the necessary title evidence.
- c. The lessor agrees that all taxes, assessments, and encumbrances, which are valid liens against the land at the time of conveyance to the Postal Service, must be satisfied of record by the lessor at or before the transfer of title. The lessor will, at the request of the Postal Service and without prior payment or tender of the purchase price, execute and deliver the general warranty deed to the Postal Service and obtain and record such curative evidence of title as may be required by the Postal Service. If the lessor fails to satisfy any such liens or to secure such curative evidence as required, the Postal Service may pay said liens and cure such defects and deduct from the purchase price any costs incurred.
- d. The lessor agrees that loss or damage to the property by fire or acts of God are at the risk of the lessor until the title to the land and deed have been accepted by the Postal Service through its duly authorized representative. In the event that such loss or damage occurs, the Postal Service may, without liability, refuse to accept conveyance of title, or the Postal Service may elect to accept conveyance of title to such property, in which case there must be an equitable adjustment of the purchase price.
- e. The lessor's spouse, if any, agrees to join in any deed to the Postal Service and to execute any instrument necessary to convey any separate or community estate or interest in the subject property to the Postal Service. The spouse also agrees to relinquish and release any dower, curtesy, homestead, or other rights or interests therein.

legal expenses in connection with any proceedings brought by the Postal Service. The Postal Service hereby covenants to indemnify and save harmless the lessor from any such penalties, costs, or expenses. The lessor must cooperate with the Postal Service in any such proceeding and execute any document or pleadings required for such purpose provided the lessor will be reasonably satisfied that the facts and data set forth in such documents or pleadings are accurate.

e. In the event the lessor fails to pay the general real estate tax bills within a timely period from the date of receipt thereof by lessor and such failure results in the addition of any fine, penalty, interest, or cost to the amount of tax or the loss of any discount which would have been allowed by the taxing authority for prompt payment of tax, the lessor will be responsible and liable for payment of such fine, penalty, interest, cost, or the amount of lost discount. The Postal Service will be liable only for payment of the net taxes less such discount as would have been allowed for prompt payment.

f. As the payer of the general real estate taxes, the Postal Service is entitled to any and all monies obtained through refunds and remissions of general real estate taxes that have been paid in any year subsequent to the commencement of the lease. In the event that any of the monies paid as general real estate taxes, in accordance with terms noted above, are refunded to the lessor, as a result of an assessment appeal or protest actions, the settlement of such action, or for any other reason whatsoever, such refunded monies must be forwarded within ten days to the Postal Service. If lessor is informed that he is entitled to a refund or remission of monies paid as general real estate taxes upon the submission of an application, the lessor will promptly make and file such application and upon receipt of such refund or remission, forward it within ten (10) days to the Postal Service. The Postal Service reserves the right to offset refund and remission payments not so forwarded, against rental or other payments due the lessor.

A.38 MAINTENANCE REQUIREMENTS (Clause OB-909) (June 1988)

a. The term "demised premises" as used in this clause includes the premises themselves, the improvements and appurtenances to such premises, all equipment and fixtures furnished, or to be furnished, by the lessor under this lease, and all common or joint use areas that are part of this lease.

b. The Postal Service is responsible for ordinary repairs to, and maintenance of the demised premises except for those repairs that are specifically made the responsibility of the lessor in this lease. The Postal Service's responsibilities as stated herein will be fulfilled at such time and in such manner as the Postal Service considers necessary to keep the demised premises in proper condition.

c. The lessor is responsible for:

(1) Repairs to all common or joint use areas that may be included as part of this lease.

(2) All structural repairs to the demised premises. The term "structural repairs" as used in this clause is limited to the foundation, bearing walls, floors (not including floor covering), column supports, and all parts of the roof system (including, but not limited to, roof covering, flashing, and insulation).

(3) Repairs resulting from Acts of God or of a public enemy.

SECTION B

LIST OF ATTACHMENTS

ATTACHMENT NO.	TITLE	NO OF PAGES
1	Legal Description	1

the Secretary of Labor.

- (2) Persistent labor surplus area means an area which is classified by the Department of Labor as an area of substantial and persistent labor surplus (also called Area of Substantial and Persistent Unemployment) and is listed as such by that Department in conjunction with its publication, Area Trends in Employment and Unemployment.
- (3) Substantial labor surplus area means an area which is classified by the Department of Labor as an area of substantial labor surplus (also called Area of Substantial Unemployment) and which is listed as such by that Department in conjunction with its publication Area Trends in Employment and Unemployment.

g. LABOR SURPLUS AREA CONCERN. A firm which will perform or cause to be performed a substantial proportion of a contract in a labor surplus area.

h. EDUCATIONAL OR OTHER NON-PROFIT ORGANIZATION. Any corporation, foundation, trust, or other institution operated for scientific or educational purposes, not organized for profit, no part of the net earnings of which inures to the profits of any private shareholder or individual.

C.2 PARENT COMPANY AND TAXPAYER IDENTIFICATION NUMBER (Provision A-21) (October 1987)

a. A parent company is one that owns or controls the basic business policies of an offeror. To own means to own more than 50 percent of the voting rights in the offeror. To control means to be able to formulate, determine, or veto basic business policy decisions of the offeror. A parent company need not own the offeror to control it; it may exercise control through the use of dominant minority voting rights, proxy voting, contractual arrangements, or otherwise.

b. Enter the offeror's Taxpayer Identification Number (TIN) in the space provided. The TIN is the offeror's Social Security Number or other Employee Identification Number used on the offeror's Quarterly Federal Tax Return, U.S. Treasury Form 941.

Offeror's TIN: 41-164 2133

c. Check this block if the offeror is owned or controlled by a parent company.

d. If the block above is checked, provide the following information about the parent company:

Parent Company's Name: _____

Parent Company's Main Office Address: _____

No. and Street: _____

City: _____ State: _____ Zip Code: _____

Parent Company's TIN: _____

paragraph a above.

c. Modification or deletion of any provision in this certificate may result in the disregarding of the proposal as unacceptable. Any modification or deletion should be accompanied by a signed statement explaining the reasons and describing in detail any disclosure or communication.

C.5 CONTINGENT FEE REPRESENTATION (Provision 1-2) (October 1987)

a. The offeror must complete the following representations:

1. The offeror [] has [] has not employed or retained any company or person (other than a full-time bona fide employee working solely for the offeror) to solicit or secure this contract.

2. The offeror [] has [] has not paid or agreed to pay any company or person (other than a full-time bona fide employee working solely for the offeror) any fee, commission, percentage, or brokerage fee, contingent upon or resulting from the award of this contract.

b. If either representation is in the affirmative, or upon request of the contracting officer, the offeror must furnish, in duplicate, a completed Form 7319, "Contractor's Statement of Contingent or Other Fees", and any other information requested by the contracting officer. If the offeror has previously furnished a completed Form 7319 to the office issuing this solicitation, it may accompany its proposal with a signed statement--

1. Indicating when the completed form was previously furnished;

2. Identifying the number of the previous solicitation or contract, if any, in connection with which the form was submitted; and

3. Representing that the statement on the form is applicable to this proposal.

C.6 CERTIFICATION OF NONSEGREGATED FACILITIES (Provision 10-3)
(October 1987)

a. By submitting this proposal, the offeror certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform services at any location under its control where segregated facilities are maintained. The offeror agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract.

b. As used in this certification, "segregated facilities" means any waiting rooms, work areas, rest rooms or wash rooms, restaurants or other eating areas, time clocks, locker rooms or other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, or housing facilities provided for employees that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise.

c. The offeror further agrees that (unless it has obtained identical certifications from proposed subcontractors for specific time periods) it will

C.10 CERTIFICATION OF BUILDING SYSTEMS
(Provision OA-902) (June 1988)

The offeror hereby certifies that if the facility to be leased contains one or more boilers, unfired pressure vessels, elevators, escalators, dumbwaiters, or moving walks, the offeror has obtained a state certification of compliance with the applicable ANSI Safety Code for Elevators, Escalators, Dumbwaiters, and Moving Walks, the ASME Boiler and Pressure Vessel Code, the National Board Inspector Code for Boiler and Pressure Vessel Inspectors Reference.

UNITED STATES POSTAL SERVICE
DESIGNATION OF EMERGENCY REPAIR PERSONNEL

Return two completed, signed copies of this form to:

United States Postal Service
Facilities Service Office
2051 Killebrew Dr, Suite 620
Bloomington, MN 55425-1874

Facility:

Main Post Office
Chickasaw Street
Rudd, IA 50471-9998

Contact the following repair personnel for emergency repairs for those services that are my responsibility under the terms of the lease, when I (or my agents) cannot be reached after a reasonable period of time at (IT) Area Code & Telephone

In the event the Postal Service is unable to contact the designated emergency repair person or such repair person is unavailable to perform necessary emergency repairs, the Postal Service is authorized to arrange for such repairs by repair personnel selected by the Postal Service with cost thereof to be reimbursed by the lessor.

For Roofing/Structural Emergencies <input type="checkbox"/> (Check if not applicable)	Name: <u>Robert O'Byrne</u> Telephone No: <u>(507) 352-2152</u> Address: <u>Box 105 Wykoff, MN. 55990</u>
For Electrical Emergencies <input type="checkbox"/> (Check if not applicable)	Name: <u>Michael O'Byrne</u> Telephone No: <u>(507) 352-2151</u> Address: <u>Box 105 Wykoff, MN. 55990</u>
For Plumbing Emergencies <input type="checkbox"/> (Check if not applicable)	Name: <u>John O'Byrne</u> Telephone No: <u>(507) 324-5112</u> Address: <u>Leroy, MN.</u>
For Heating, Ventilating and Air-Conditioning Emergencies <input type="checkbox"/> (Check if not applicable)	Name: <u>Michael O'Byrne</u> Telephone No: <u>(507) 352-2151</u> Address: <u>Box 104 Wykoff, MN. 55990</u>
For Other Emergencies (Windows, Doors, Locks, Etc.) <input type="checkbox"/> (Check if not applicable)	Name: <u>David O'Byrne</u> Telephone No: <u>(507) 352-5315</u> Address: <u>Box 126 Wykoff, MN. 55990</u>

Sign Original and Copy

This letter is not intended to, nor does it in anyway, increase my responsibilities as owner (or agent w/owner) of the property to the occupant, the U.S. Postal Service

Signature of Owner or Owner's Agent Date

Robert O'Byrne Dec. 12, 1990

Street Address

Box 105

City, State, ZIP+4

Wykoff, MN. 55990

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: Bob O'Rymer

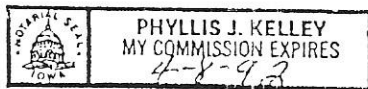
FIRST STATE BANK
(Mortgagee Company)
By: [Signature]
(Signature of Mortgagee's Officer)
Its VICE PRESIDENT
(Title of Mortgagee's Officer)
26 W CONGRESS
(Street Address)
NORA SPRINGS IA 50458
(City, State and ZIP + 4)

Subscribed and Sworn to before me, a notary public, in and for

County, State of Iowa, this 15th day
of Nov., 1990

Phyllis J. Kelley
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,

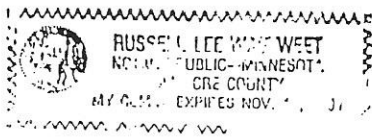
ROBERT O'BYRNE

(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

11th day of DECEMBER, 1940.



(Notarial Seal)

Russell Lee West

(Notary Public)

My commission expires _____

FORM OF ACKNOWLEDGMENT FOR INDIVIDUALS

State of MINNESOTA)
County of FILMORE) SS:

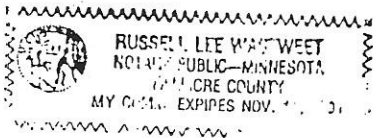
Personally appeared before me, a Notary Public in and for the County and State aforesaid,

GERALDINE O'BRYEN
(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, 1990.



(Notarial Seal)

Russell Lee Wainwright
(Notary Public)

My commission expires _____

ATTACHMENT 1

LEGAL DESCRIPTION - RUDD, IA 50471-9998

LOTS ONE, TWO, AND THREE AND THE WEST HALF OF ALLEY, OF THE RE-PLAT OF BLOCK SIX, TOWN OF RUDD, IOWA, AS SHOWN IN BOOK "G" OF DEEDS, PAGE 386, FLOYD COUNTY, IOWA RECORDS AND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE; THENCE N 89°-57'-48" W, 71.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 00°-39'-46" W, 5.5 FEET; THENCE S 89°-57'-49" E, 71.33 FEET; THENCE S 00°-00'-00" W, 5.5 FEET TO THE POINT OF BEGINNING, FLOYD COUNTY, IOWA, also described as LOTS ONE, TWO AND THREE (1, 2 & 3) OF THE RE-PLAT OF BLOCK SIX (6), TOWN OF RUDD, IOWA, AND THE WEST ONE-HALF (W½) OF THE ALLEY LYING BETWEEN LOT ONE (1) OF THE REPLAT OF BLOCK SIX (6) AND LOT TWELVE (12) OF THE ORIGINAL PLAT OF BLOCK SIX (6) AND COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1) OF THE REPLAT OF BLOCK SIX, TOWN OF RUDD, IOWA, AS SHOWN IN BOOK "G" OF DEEDS, PAGE 386, FLOYD COUNTY, IOWA, RECORDS AND RUNNING THENCE WEST TO THE NORTHWEST CORNER OF LOT 3 OF SAID RE-PLAT, THENCE NORTH 5.5 FEET, THENCE EAST TO THE EAST LINE OF SAID BLOCK SIX (6), THENCE SOUTH 5.5 FEET TO THE PLACE OF BEGINNING, ALL LYING IN BLOCK SIX (6) OF THE ORIGINAL PLAT OF RUDD, IOWA

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