



BK 0979 PG 485-490



MISC 1991 19451

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STANDARD LEASE

FACILITY NAME: Florence Station Omaha, NE 68112-9998

THE UNDERSIGNED, hereinafter called the lessor, hereby leases to the United States Postal Service, hereinafter called the Postal Service, the premises hereinafter described, pursuant to the terms and conditions described herein and in Sections A, B, and C and attached hereto.

1. LOCATION. The premises are located at:

2910 State Street  
Omaha, NE 68112-9998

Upon which is or will be located a one-story masonry building and which property contains or will contain areas, spaces, improvements, and appurtenances as follows:

The South 99 Feet of Lots 5 and 6, Block 35 in Florence, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

AREA	DIMENSIONS	NET SQ. FEET
First Floor	Irregular	3,839
Platform	Irregular	216
Parking and Maneuvering	Irregular	8,735

19457  
True

RECEIVED

SEP 26 11 37 AM '91

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

BK 979 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 31.00  
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2. BASIC TERM AND RENTAL:

FIXED-TERM. To have and to hold said premises with its appurtenances for a term of Sixty (60) months beginning December 8, 1991 and ending December 7, 1996.

The Postal Service will pay the lessor a monthly rental of \$1,280.00 payable at the end of each month. Rent for part of a month will be prorated. Rent checks shall be made payable to:

Doris V. Baxter  
1011 S. 112th Plaza  
Omaha, NE 68154-3313

3. OPTION PERIOD(S): This agreement does not contain any renewal options.

4. LESSOR IS RESPONSIBLE FOR: Lessor, as part of the rental consideration, will furnish the following utilities and/or services:

Provide and maintain heating, air conditioning, lighting,  
and plumbing equipment, including necessary connections.  
Postal Service pays real estate taxes.

5. POSTAL SERVICE IS RESPONSIBLE FOR: The Postal Service shall pay for the following utilities provided each is separately metered for Postal Service consumption ONLY:

Natural gas, electricity, public water, public sewerage  
services, and trash removal.

6. DEFERRED MAINTENANCE: NONE

7. Additional paragraphs are:

This lease shall be noncancellable by either party during  
the period December 8, 1991 through December 7, 1993.  
Thereafter, the Postal Service may terminate this agreement  
at any time by giving sixty (60) days written notice to the  
Lessor.

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

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EXECUTED BY LESSOR this 23 day of Aug, 1991

By: X Doris V. Baxter  
(Doris V. Baxter - Owner)

By: X John H. Baxter  
(John H. Baxter - Spouse)

Name of Husband: John H. Baxter  
Name of Wife: Doris V. Baxter

Street Address: 1011 S. 112th Plaza

City, State, and ZIP + 4: Omaha, NE 68154-3313

Telephone No.: (402) 333-4695

Taxpayer Identification No. or Social Security No. Husband: 499-10-6780  
Wife: 484-18-9623

WITNESSES: X Carol Dostal  
X Elise Mickey

ACCEPTANCE BY THE POSTAL SERVICE

Date: 9/16/91 By: Cheryl Hamilton  
(Signature)

Name: CHERYL HAMILTON  
Title: Manager, Real Estate Branch, Contracting Officer  
Address: Denver Facilities Service Office Telephone: (303) 220-6500  
U.S. Postal Service 8055 E. Tufts Ave. Pkwy. Suite 400  
Denver, CO 80237-2881

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FORM FOR ACKNOWLEDGMENT FOR HUSBAND AND WIFE

State of NEBRASKA )  
County of DOUGLAS ) SS:

Personally appeared before me, a Notary Public in and for the County and State aforesaid, DORIS V. BAXTER who is known to me to be the same person who executed the foregoing lease, 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.

And on the same day also voluntarily appeared before me John H. BAXTER, spouse of the said Doris V. Baxter to be well known as the person signing said lease, and in the absence of his wife, said John H. Baxter declared that said person had of said person's own free will signed and sealed the foregoing lease for the purposes therein and set forth, including the release of homestead and dower therein, of which said person had full knowledge, without compulsion or undue influence of said person's spouse. Witness my hand and notarial seal, in the County and State aforesaid, this x 23RD day of x AUGUST, x 91.

x Carolyn J Wood  
Notary Public

x  
(Notarial Seal)

GENERAL NOTARY - State of Nebraska  
CAROLYN J. WOOD  
My Comm. Exp. Nov. 10, 1994

My commission expires x