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DOCUMENT No. 363 FILED FOR RECORD THE 24th DAY OF September STATE OF IOWA, FREMONT COUNTY:
 RECORDING FEE \$ 20.00 19 90 AT 10:30 Recorder Carol Atkins
 TRANSFER FEE - \$ O'CLOCK A M. BOOK 142 PAGE 395 By Nancy Johnson Deputy

U.S. POSTAL SERVICE
STANDARD LEASE

FACILITY NAME: Main Post Office, Tabor, IA 51652-9998

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 attached hereto.

1. LOCATION. The premises are located at:

606 E. Orange St.
Tabor, IA 51652-9998

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:

Part of Lot 5, Block 16, in the town of Tabor, Fremont County, Iowa, according to the recorded plat thereof, and more particularly described as follows: Commencing at a point on the South line of Orange Street 114.11 feet West of the Northeast corner of said Lot 5; thence South 139.92 feet; thence West 65 feet; thence North 139.92 feet; thence 65 feet along the South line of Orange Street to the point of beginning.

| * AREA | * DIMENSIONS | * NET SQ. FEET |
|---------------------------|----------------------------|----------------|
| * First Floor | * 36' x 52' | * 1,872 |
| * Platform | * 10' x 12' | * 120 |
| * Driveway | * 42' x 27' + 15' x 27' | * 1,539 |
| * Parking and Maneuvering | * 71' x 65' Less 130 sq ft | * 4,485 |
| * Other Sidewalk | * 8' x 15' | * 120 |
| * Grass Area | | * 759 |

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1990 SEP 24 AM 10:30
Book 142, Page 395
CAROL ATKINS
FREMONT COUNTY RECORDER
SIDNEY, IOWA
Fee: 420.00

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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 January 1, 1991 and ending December 31, 1995.

The Postal Service will pay the lessor a monthly rental of \$575.00 payable at the end of each month. Rent for part of a month will be prorated. Rent checks shall be made payable to:

MENOMONIE STREET DENTAL GENERAL PARTNERSHIP
1020 MENOMONIE ST
EAU CLAIRE WI 54703-5998

3. OPTION PERIOD(S): This agreement may be renewed, at the option of the Postal Service, for the following separate and consecutive terms and at the following monthly rentals provided notice be given in writing to the Lessor at least thirty (30) days before the end of the fixed term and each renewal term provided herein.

| | NO. OF MONTHS | PER MONTH RENTAL |
|----|---------------|------------------|
| 1. | Sixty (60) | \$632.50 |

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

Provide and maintain heating, plumbing, lighting, and air conditioning equipment, including necessary connections. Postal Service provides annual reimbursement of real estate taxes.

5. POSTAL SERVICE PAYMENT OF UTILITIES: The Postal Service shall pay for the following utilities provided each is separately metered for Postal Service consumption ONLY:

USPS Payment of Utilities: USPS shall pay for the following utilities provided each is separately metered for Postal use ONLY: natural gas, electricity, public water, public sewerage services, and trash removal.

6. DEFERRED MAINTENANCE: Lessor acknowledges that the following items of deferred maintenance are the responsibility of the lessor in accordance with Section A clause - Lessor Obligations: Maintenance: Fitness for Use (Clause OB-990) (August 1988) and agrees to accomplish all work necessary to correct such items prior to the dates indicated below:

1. PRIOR TO OCTOBER 31, 1990, Lessor agrees to:

(a) Remove existing sidewalks between east and west property lines on north side of building. Pour new concrete sidewalks to replace those which were removed.

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~~(b) Install a 1 1/2 inch thick asphalt overlay on all driveway, parking, and maneuvering areas, including existing patron parking area located between Orange Street and east/west sidewalk.~~ *Repair parking areas* INITIAL HERE *OH*

(c) Inspect exterior walls and reanchor loose brick, tuckpoint, and caulk as necessary.

(d) Repaint all previously painted exterior trim areas. Caulk around windows as necessary.

(e) Optional repair to be completed at discretion of lessor. Install concrete curb stops between patron parking areas and sidewalk to prevent patron vehicles from damaging sidewalk and lawn areas.

~~2. PRIOR TO OCTOBER 31, 1991, Lessor agrees to install new central heating and air conditioning equipment of sufficient size and capacity to heat all areas of the building to 65 degrees F. throughout the winter season, and cool the same space to 70 degrees F. during the summer season, never 100 degrees F. Clean sand from existing floor ducts prior to installing new HVAC equipment.~~ INITIAL HERE *OH*

3. PRIOR TO MARCH 31, 1992, Lessor agrees to repaint all previously painted interior wall areas.

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

8. Lessor acknowledges that Paragraphs 6.1.(b) and 6.2, above, have been deleted. In addition to the repairs specified in Paragraph 6, above, Lessor agrees to complete the following work, prior to October 31, 1990:

(a) Repair/fill potholes in existing driveways, parking areas, and approaches to provide a smooth finished surface (including parking areas between curb and street).

(b) Repaint all previously painted exterior trim areas. Caulk around windows as necessary,

(c) Blow 6" to 9" of insulation (depending on area available) above existing workroom ceiling.

(d) Fir out, install styrofoam insulation, and sheetrock exterior walls of workroom. New sheetrock walls shall be properly taped and painted in a color suitable to the Postmaster. Assure that existing HVAC system is capable of maintaining 65° F. during winter heating season and 78° F. during the summer cooling season.

(e) Install storm windows on workroom windows (and lobby windows, if feasible).

DATE: 7/26/90

S. H. Van Gorden
x S. H. VAN GORDEN
Partner

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EXECUTED BY LESSOR this 26th day of July, 1990.

By: [Signature]
 Dr. S. H. Van Gorden (Partner)

[Signature]
 Dr. James R. Friedeck (Partner)

[Signature]
 Dr. Thomas R. Henry (Partner)

[Signature]
 Dr. Curtis Travis (Partner)

[Signature]
 (Spouse)

[Signature]
 (Spouse)

[Signature]
 (Spouse)

[Signature]
 (Spouse)

INITIAL HERE

SEAL:

Partnership Name: Menomonie Street Dental General Partnership

Street Address: 1020 Menomonie St.

City, State, and ZIP + 4: Eau Claire, WI 54703-5998

Telephone No.: 715-834-8161

Taxpayer Identification No. 39-1593706

WITNESSES: [Signature]
[Signature]

ACCEPTANCE BY THE POSTAL SERVICE

Date: 9/6/90 By: [Signature]
 (Signature)

Name: CHERYL HAMILTON
 Title: Manager, Real Estate Branch, Contracting Officer
 Address: Denver Facilities Service Office Telephone: 303-220-6561
 U.S. Postal Service 8055 E. Tufts Ave. Pkwy. Suite 400
 Denver, CO 80237-2881