



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Lease

Facility Name/Location

LEROY - MAIN OFFICE (174741-006)
14120 ELKHART STREET LEROY, IN 46355-9998

99 AUG 2 1999
LAKE COUNTY
Project: J57631

This LEASE, made and entered into by and between Lawrence J. Klein and/or Karen L. Klein 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 portion of a one story frame building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	150	Joint Use/Common Areas	
Platform			
Parking and Maneuvering			
Other:			
Driveway			
Landscaping			
Sidewalks			

Joint-use of restroom for employee use only.

Total Site Area: 150

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$1,980.00

One Thousand Nine Hundred Eighty 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:

Lawrence J. Klein and/or Karen L. Klein
PO Box 57
Leroy IN 46355-0057

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 Mar 01, 2000 and ending Feb 28, 2005 for a total of 5 years.

00165

20.00
E.P.

Handwritten signatures and initials

4. **RENEWAL 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
1	5	\$2,100.00

provided that notice is sent, in writing, to the Lessor at least 30 days before the end of the original lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. **TERMINATION:**

The Postal Service may terminate this Lease at any time by giving 180 days written notice to the Lessor.

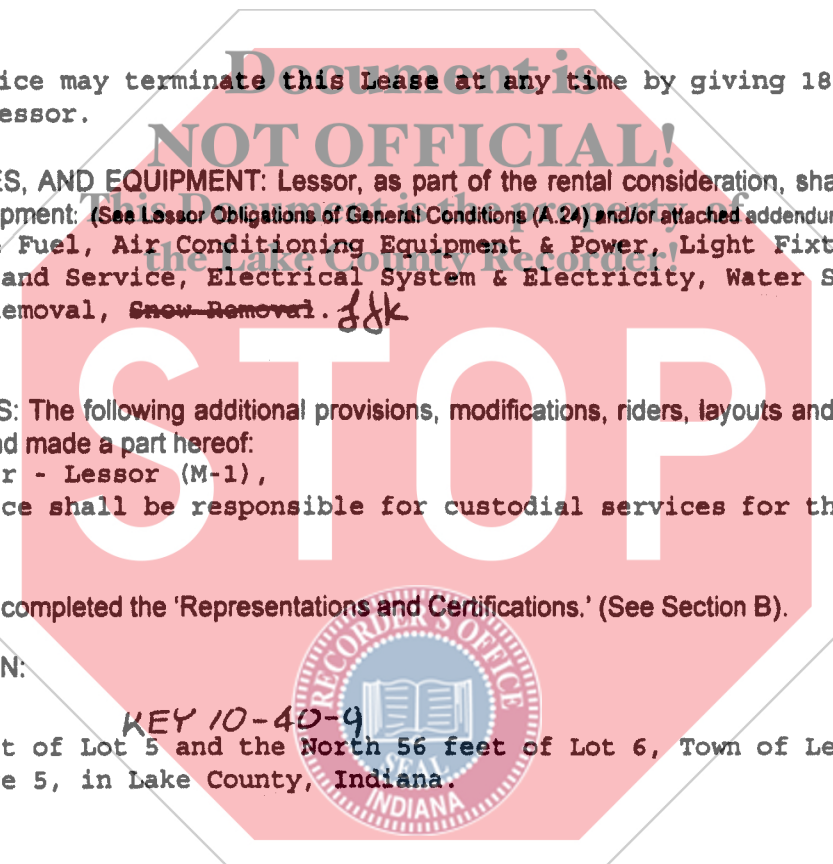
6. **UTILITIES, SERVICES, AND EQUIPMENT:** Lessor, as part of the rental consideration, shall furnish the following utilities, services and equipment: (See Lessor Obligations of General Conditions (A.24) and/or attached addendum for definitions.) Heating System & Fuel, Air Conditioning Equipment & Power, Light Fixtures & Power, Sewerage System and Service, Electrical System & Electricity, Water System and Service, Trash Removal, ~~Snow Removal.~~ JJK

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),
The Postal Service shall be responsible for custodial services for the demises premises.

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

9. **LEGAL DESCRIPTION:**

KEY 10-40-9
The South 47 feet of Lot 5 and the North 56 feet of Lot 6, Town of Leroy, as shown in Plat Book 1, page 5, in Lake County, Indiana.



JJK JJK

EXECUTED BY LESSOR this 12th day of June, 1999.

ALL INDIVIDUAL OFFERORS MUST SIGN

Lawrence J. Klein
Print Name & Title

Lawrence J. Klein
Signature

Karen L. Klein
Print Name & Title

Karen L. Klein
Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

Signature

Print Name & Title

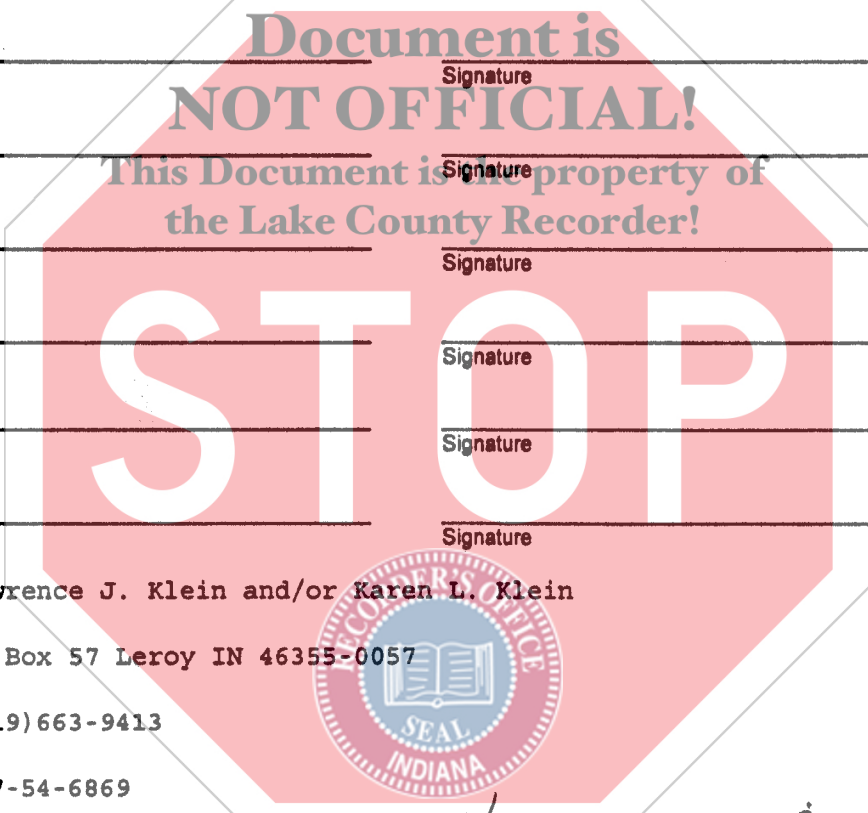
Signature

Lessor, Address: Lawrence J. Klein and/or Karen L. Klein

PO Box 57 Leroy IN 46355-0057

Telephone No: (219) 663-9413

Taxpayer ID: 307-54-6869



Witness

Karen R. Miller
Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 6/30/99

MARLA J LARSEN-WILLIAMS
Contracting Officer

Marla J. Larsen-Williams
Signature of Contracting Officer

222 S RIVERSIDE PLAZA
SUITE 1200
CHICAGO IL 60606-6151
Address of Contracting Officer

Shirley B...

Ann Brewer



Form of Acknowledgment
for Contracting Officer

STATE OF ILLINOIS

SS:

COUNTY OF COOK

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

MARLA J. LARSEN-WILLIAMS
(Identify individual party to the lease)

known to be the **CONTRACTING OFFICER**

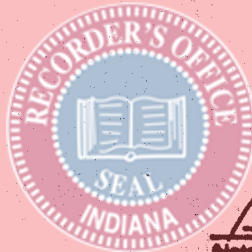
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NOT OFFICIAL!

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and to be the same person who executed the foregoing Lease, who deposes and says that he signed his name thereto by authority of said Postal Service, for the purposes set forth, and as his own free and voluntary act.

Witness my hand and notarial seal, in the County and State aforesaid,
this 30th day of June, 1999.

NOTARIAL
SEAL



Ariel Brenner
Notary Public

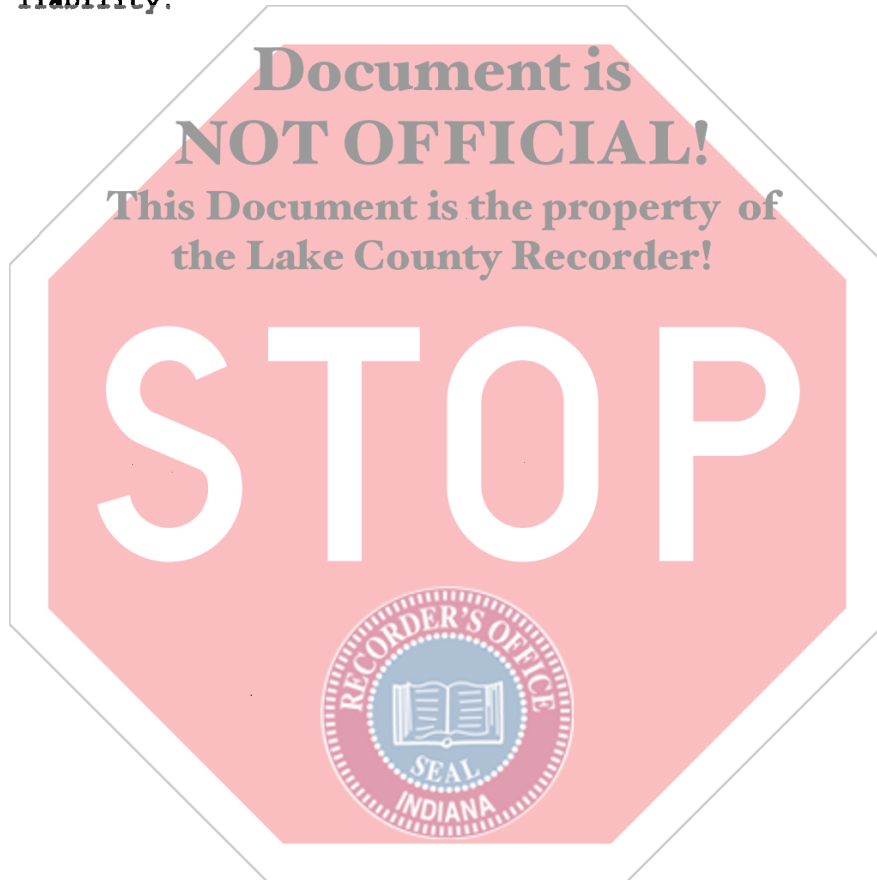
My commission expires 1/8/03

"OFFICIAL SEAL"
ARIEL BRENNER
Notary Public, State of Illinois
My Commission Exp. 1/8/03

Facility Name/Location **LEROY - MAIN OFFICE (174741-001)**
14120 ELKHART STREET LEROY, IN 46355-9998

County: **LAKE**
Project: **J57631**

The Postal Service hereby agrees to save harmless and indemnify the lessor from all claims, loss, damage, actions, causes of action, expense, and/or liability resulting from the use of said property by the Postal Service whenever such claim, loss, damage, actions, causes of action, expense, and/or liability arises from the negligent or wrongful act or omission by a postal employee while acting within the scope of his or her employment, under circumstances where the Postal Service, if a private person, would be liable in accordance with the law of the place where the negligent or wrongful act or omission occurred. Notwithstanding the above, the Postal Service shall be under no obligation to save harmless and indemnify the lessor where any negligent or wrongful act or omission by the lessor, its employees or agents, in any way causes or contributes to the claim, loss, damage, actions, causes of action, expense and/or liability.



Handwritten initials: JKH and JJK



Form of Acknowledgment
for Individuals

STATE OF Indiana

COUNTY OF Lake

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

Lawrence J. Klein

(Identify individual party to the lease)

Karen L. Klein

(Identify individual party to the lease)

Document is

(Identify individual party to the lease)

This Document is the property of
the Lake County Recorder!

(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 12th day of June, 1999

NOTARIAL
SEAL

Karen B. Miller

Notary Public

My commission expires Jan 16, 2007

KKR *SKK*