



UNITED STATES
POSTAL SERVICE™

Lease

UNION CITY - SUMMIT AVE STA. (338610-005)
720 8TH ST, UNION CITY, NJ 07087-9994



Lease

Facility Name/Location
UNION CITY - SUMMIT AVE STA. (338610-005)
720 8TH ST, UNION CITY, NJ 07087-9994

County:Hudson
Lease:Q90000455878

This Lease made and entered into by and between THE PARKING AUTHORITY OF THE CITY OF UNION CITY hereinafter called the Landlord, 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 Landlord hereby leases to the Postal Service and the Postal Service leases from the Landlord the following premises, hereinafter legally described in paragraph 7, in accordance with the terms and conditions described herein and contained in the 'General Conditions to U.S. Postal Service Lease,' attached hereto and made a part hereof.

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

AREA	SQ. FEET
Net Total USPS Leased SF	1,428

Total Site Area: 1,428.00

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following term:
FIXED TERM: The term becomes effective May 01, 2016 with an expiration date of April 30, 2021, for a total of 5 Years.

3. RENTAL: The Postal Service will pay the Landlord an annual rental of: \$30,750.00 (Thirty Thousand Seven Hundred Fifty 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 payable to:
THE PARKING AUTHORITY
OF THE CITY OF UNION CTY
516 38TH ST ROOF TOP
UNION CITY, NJ 07087-0000

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:

EFFECTIVE DATE	EXPIRATION DATE	PER ANNUM RENTAL
05/01/2021	04/30/2026	\$33,075.00

provided that notice is sent, in writing, to the Landlord 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. **OTHER PROVISIONS:** The following additional provisions, modifications, riders, layouts, and/or forms were agreed upon prior to execution and made a part hereof:

Utilities Services & Equipment Rider, Maintenance Rider - USPS Responsibility, Maintenance Rider UST - Landlord Responsibility.

6. **TERMINATION:**

Both the Postal Service and Landlord may terminate this Lease at any time by giving 365 days written notice to the other party. Any notices to the Postal Service must be sent to the Contracting Officer.

7. **LEGAL DESCRIPTION:**

See Attached Addendum.



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7. LEGAL DESCRIPTION:

All that certain plot or parcel of land located at 720 Eighth Street, Union City, Hudson County, NJ, including a single story masonry building containing first floor space providing approximately 1,428 square feet of space, net interior measurement, and further described as follows:

BEGINNING as a point in the northerly line of eighth Street, distant 247.73 feet westerly from the intersection formed by the westerly line of Central Avenue with the northerly line of Eighth Street, running thence

1) North 54° 28' 02" West and along the northerly line of Eighth Street a distance of 73.50 feet to a point; thence

2) North 35° East a distance of 183.22 feet to a point; thence

3) South 55° 41' East a distance of 73.50 feet to a point; thence

4) South 35° West, parallel to the second course a distance of 184.78 feet to a point in the northerly line of Eighth Street, said point being the point or place of beginning.

Being also known as Lots 9, 10 and 11 in Block 42 a shown on the Official Assessment Map of the City of Union City, Hudson County, N.J.

The above description being in accordance with a survey made by P.L. Caulfield, Jr., D.E. & L.S., dated September 30, 1976.



EXECUTED BY LANDLORD this 29th day of April, 2016.

GOVERNMENTAL ENTITY

By executing this Lease, Landlord certifies that Landlord is not a USPS employee or contract employee (or an immediate family member of either), or a business organization substantially owned or controlled by a USPS employee or contract employee (or an immediate family member of either).

Name of Governmental Entity: THE PARKING AUTHORITY OF THE CITY OF UNION CITY

[Signature] Deputy Director Name & Title: State of New Jersey

[Signature] Deputy Director Name & Title: County of Hudson

Name & Title: Sword & Subscribed to before Neil Marotta Attorney at Law of New Jersey

Landlord's Address: 516 38TH ST ROOF TOP
UNION CITY, NJ 07087-0000

Landlord's Telephone Number(s): (201) 348 - 5836

E-mail Address: _____

Federal Tax Identification No.: XX-XXX6241

[Signature] Witness

- a. Where the Landlord is a governmental entity or other municipal entity, the Lease must be accompanied by documentary evidence affirming the authority of the signatory(ies) to execute the Lease to bind the governmental entity or municipal entity for which he (or they) purports to act.
- b. Any notice to Landlord provided under this Lease or under any law or regulation must be in writing and submitted to Landlord at the address specified above, or at an address that Landlord has otherwise appropriately directed in writing. Any notice to the Postal Service provided under this Lease or under any law or regulation must be in writing and submitted to "Contracting Officer, U.S. Postal Service" at the address specified below, or at an address that the Postal Service has otherwise directed in writing.

ACCEPTANCE BY THE POSTAL SERVICE

Date: _____

Esther M Tinort Contracting Officer _____ Signature of Contracting Officer

FACILITIES REAL ESTATE 7029 ALBERT PICK ROAD, GREENSBORO, NC 27498-1103
Address of Contracting Officer