



Facility Name/Location

WALLS - MAIN OFFICE (278814-002)
U S HWY 61 WALLS, MS 38680-9998

DE SOTO COUNTY
Project: H17364

This LEASE, made and entered into by and between SUJO CORPORATION 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 8, 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 one story masonry building and which property contains areas, spaces, improvements, and appurtenances as follows:

AREA	SQ. FEET	AREA	SQ. FEET
Net Floor Space	2,761	Joint Use/Common Areas:	
Platform	240		
Parking and Maneuvering	14,200		
Other:			
Driveway			
Landscaping	26,062		
Sidewalks			
Total Site Area:	43,559		

STATE MS.-DESOTO CO.
FILED
OCT 16 3 46 PM '02
PS
PS

P BK 96 PG/39
W.E. DAVIS CH. CLK.

2. RENTAL: The Postal Service will pay the Lessor an annual rental of: \$24,421.08
Twenty-Four Thousand Four Hundred Twenty-One and 08/100 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:
SUJO CORPORATION
2209 Merrick Rd Ste 200
Merrick NY 11566-4770

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, 2005 and ending Feb 28, 2015 for a total of 10 years.

4. RENEWAL OPTIONS: None.

5. 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, Air Conditioning Equipment, Light Fixtures, Sewerage System, Electrical System, Water System.

6. 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 - USPS (M-1), Reimbursement Tax Rider/98 (T-1), Postal Service shall pay all separately metered utilities. This lease supersedes and takes precedence over the lease dated March 13, 1984.

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

8. LEGAL DESCRIPTION:

See Attachment "A"

ATTACHMENT "A"

A part of the Southeast Quarter of Section 33, Township 1 South, Range 9 West in the Town of Walls, DeSoto County, Mississippi, containing one (1) acre, more or less, and being more particularly described as follows:

Beginning at an iron pin set in concrete on the East right-of-way of U.S. Highway 61, said point being 1938.9 feet North and 590.4 feet West of the Southeast corner of said Section 33, running North 84° 15' East for a distance of 359.95 feet, thence North 2° 31' West for a distance of 123.77 feet, thence South 86° 44' 30" West for a distance of 305.85 feet to the East right-of-way of U.S. Highway 61, thence South 18° 24' West along said East right-of-way for a distance of 150.0 feet to the point of beginning, containing approximately 43,559 square feet of land, together with all improvements thereon including a one-story masonry building containing approximately 2,761 square feet of net interior floor space; with platform and ramp of approximately 240 square feet; with exclusive use of paved driveway, parking and maneuvering areas providing approximately 14,200 square feet and approximately 26,062 square feet of the remaining lot area being utilized for concrete walks, grass and landscaped areas, situated in

WALLS, DeSoto County, MISSISSIPPI 38680

EXECUTED BY LESSOR this 28 day of August, 2002.

CORPORATION

SUJO Corp. (a Delaware New York Corporation)

Affix Corporate Seal

Steven Galan CPA-
Print Name & Title

Signature

Jorg Jordan, President
Print Name & Title

Signature

Lessor, Address: SUJO CORPORATION

2209 Merrick Rd Ste 202 Merrick NY 11566-4770

Telephone No: (516) 771-7800

Email:

Taxpayer ID: 11-2705409

Witness

Witness

ACCEPTANCE BY THE POSTAL SERVICE

Date: 9-21-02

DOUG REED
Contracting Officer

Paul Reed
Signature of Contracting Officer

ATLANTA FSO
4000 DEKALB TECH PKWY 300
ATLANTA GA 30340-2799
Address of Contracting Officer



STATE OF New York

COUNTY OF Nassau

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

Jorg Jordan and _____
(Name of authorized officer(s) signing lease)

who is/are known to me to be the President and _____
(Titles of officer(s) signing lease)

of the Sujo Corporation and _____
(Name of Corporation)

to be the same person(s) who executed the foregoing lease, who depose(s) and say that said person(s) know(s) the seal of the said corporation, that the seal affixed to the above instrument is the seal of said corporation, and that it was affixed, and that said person(s) signed this lease by the authority of the said corporation, for the purposes set forth, and as said person(s) own free and voluntary act.

Done at 8209 Merrick Rd
Merrick, in the County and State aforesaid,
this 28 day of August, 2002.

NOTARIAL
SEAL

Steven Galan
Notary Public, State of New York
No. 01GA4898405
Qualified in Nassau County
Commission Expires 06/15/03

Notary Public

My commission expires 6/15/03

NOTE: If the corporation is without a seal, that portion of the acknowledgment referring to a seal should be stricken out, and on the blank line following this statement should be made: "and that the said corporation has no corporate seal."



STATE OF GEORGIA SS:
COUNTY/PARISH OF DEKALB

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

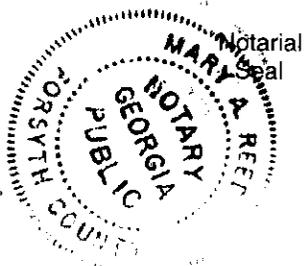
(Identify individual party to the lease)

PAUL D. REED

Known to be the Contracting Officer for
FACILITIES SERVICE OFFICE
UNITED STATE POSTAL SERVICE
BLDG 300 - STE 300
4000 DEKALB TECHNOLOGY PARKWAY
ATLANTA GA 30340-2799

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/Parish and State aforesaid,
this 24th day of September, 2002.



Mary A. Reed

Mary A. Reed
Notary Public

My commission expires June 1, 2003