

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY       )

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 16th day of March, 1992, by and between DANTRACT, INC., an Alabama Corporation (hereinafter referred to as "Landlord"); and SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION (hereinafter called "Tenant").

W I T N E S S E T H

WHEREAS, by instrument entitled "Ground Lease Agreement" and dated the 2nd day of October, 1991, Dantract, Inc., as Landlord and SouthTrust Bank of Alabama, National Association, as Tenant, entered into a lease by which Landlord leased to Tenant certain real property located in Shelby County, Alabama; and

WHEREAS, Landlord and Tenant desire to execute a Memorandum of Lease regarding such Ground Lease Agreement and to cause such Memorandum of Lease to be recorded in the appropriate probate office in Shelby County, Alabama.

NOW, THEREFORE, in consideration of the premises, the parties hereto do hereby state as follows:

1. Names of the Landlord and Tenant. The name of the Landlord is Dantract, Inc., and the name of the Tenant is SouthTrust Bank of Alabama, National Association.

2. Term of the Lease. The term of the Ground Lease Agreement is ten (10) years, commencing March 1, 1992, and ending on February 28, 2002. Tenant shall have eight (8) successive options to renew and extend the term of the Ground Lease Agreement for periods of five years each.

3. Legal Description of the Leased Premises. Specific legal description and plat of the leased premises is set forth on Exhibit A which is attached hereto and is hereby made a part hereof.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officers to execute this Memorandum of Lease as of the 16th day of March, 1992.

DANTRACT, INC.

By: Charles W. Daniel  
Its: President

SOUTHTRUST BANK OF ALABAMA, NATIONAL  
ASSOCIATION

By: Julian W. Banton  
Its: Chairman, President & CEO

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Daniel, whose name as President of Dantract, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this 16<sup>th</sup> day of March, 1992.

Susan L. Ash Couch  
Notary Public  
Commission Exp. March 17, 1994

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julian W. Banton, whose name as Chr., President & CEO of SouthTrust Bank of Alabama, National Association, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this 18<sup>th</sup> day of March, 1992.

Frances L. Sanders  
Notary Public

NOTARY PUBLIC SERVICES 9/14/94

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF DEMISED PREMISES

A parcel of land in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 32, Township 18 South, Range 1 West, more particularly described as follows:

From the SW Corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, run North along the West Boundary thereof for a distance of 1167.40 feet to the Northeast right-of-way line of Old U. S. Highway 280; thence turn an angle to the right of 114° 26' 31" and run in a Southeasterly direction along said right-of-way line for a distance of 502.75 feet to the point of beginning of the property herein described; thence turn an angle to the left of 58° 39' 28" and run in a Northeasterly direction for a distance of 83.00 feet to the Northwest right-of-way line of Alabama Highway 119; thence turn an angle to the left of 33° 55' and run in a Northeasterly direction along said right-of-way line for a distance of 65.37 feet; thence turn an angle to the left of 48° 32' 12" and run in a Northwesterly direction for a distance of 123.37 feet to the Southwest right-of-way line of U. S. Highway 280; thence turn an angle to the left of 53° 40' 19" to tangent and run in a Northwesterly direction along said right-of-way line along the arc of a curve to the left having a central angle of 9° 25' 04" and a radius of 2699.79 feet for a distance of 113.92 feet; thence turn an angle to the left of 90° from tangent and run South for a distance of 190.79 feet to Northeasterly right-of-way of Old U. S. Highway 280; thence run Southeasterly along said right-of-way 108.88 feet to the point of beginning, containing 32115.396 square feet or 0.7373 Acres, more or less.

December 27, 1991  
91/06603

C. B., Inc. P.O. Box 880005 • Birmingham, AL 35288-0005 • Office: 7150 Cohaba Valley Rd. (Hwy. 119 U.S. 280 E.)

R-95X

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EXHIBIT "B"

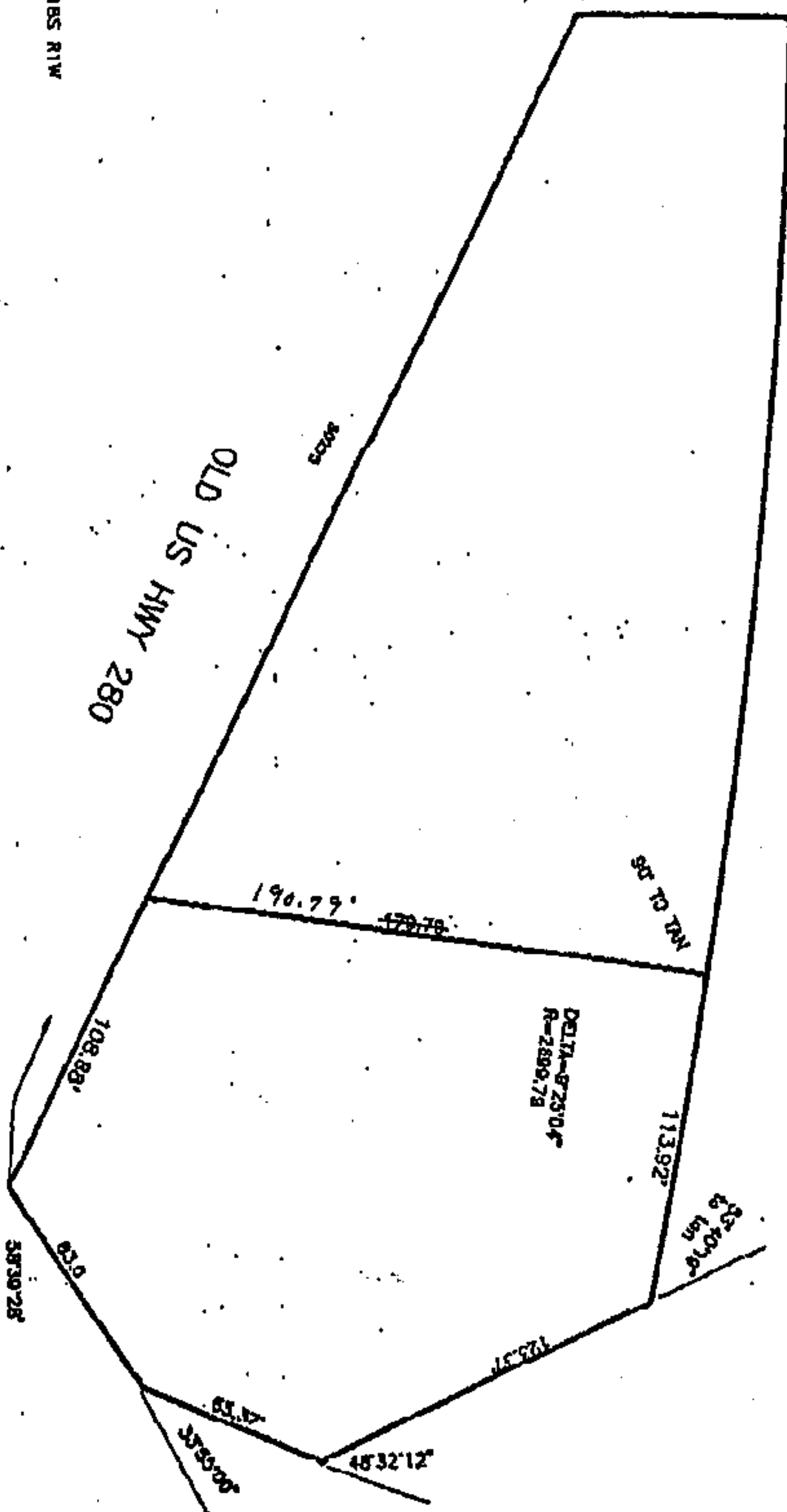
SW CORNER  
SEC. 32 T1P. 18S R1W

1187.40

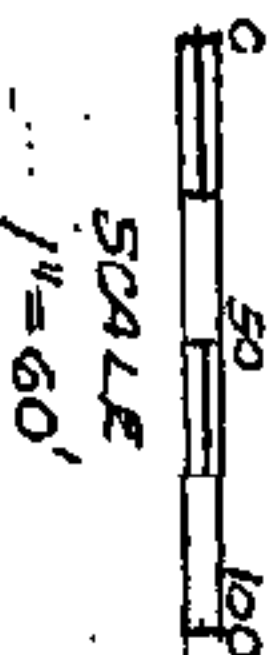
1143.1

OLD US HWY 280

OLD US HWY 280



ALABAMA 119



04/25/1992-5919  
01:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 251.50