This Instrument Prepared By and After
Recording Return to:

Ned L .Craun, Esq.
CVS Legal Dept.
1 CVS Drive, MC 1160
Woonsocket, RI 02895

SHORT FORM MEMORANDUM
NOTICE OF LEASE

Notice is hereby given of the Amended and Restated Lease (the "Lease") hereinafter described:

PARTIES TO LEASE:

LANDLORD: VINSON ENTERPRISES, INC.

TENANT: ALABAMA CVS PHARMACY, L.L.C.
One CVS Drive, Store # 4814
Woonsocket, RI 02895

20181129000418410 1/5 $2005.00
Shelby Cnty Judge of Probate, AL
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DATE OF LEASE: November 3, 2017

EXPIRATION OF INITIAL TERM: January 31, 2038

The term shall commence on November 3, 2017 (the "Date of Lease"), and shall expire on January 31, 2038 (the "Initial Term"); all subject to all terms and conditions of the Lease.

As used in the Lease, "Term" shall include the Initial Term and the term of any Renewal Options exercised pursuant to Article 3 of Part II of the Lease. Terms not defined herein shall carry the definition ascribed to such terms in the Lease.

DESCRIPTION OF LEASED PREMISES:

The Leased Premises consists of that certain lot or parcel of real estate located at 2738 US Highway 31 South, Pelham, AL 35124, as more particularly described on Exhibit A attached hereto, including the Building including all buildings and other improvements situated on said property, and all rights, easements, rights of way, and other appurtenances thereto.

RENEWAL OPTIONS:

The Lease, at the option of the Tenant exercised by written notice to the Landlord, given not less than 180 days prior to the expiration of the initial term or the expiration of any extension period may be extended for 5 immediately successive periods of 5 years each.

Shelby County, AL 11/29/2018
State of Alabama
Deed Tax:$1978.00

EXCLUSIVE

If Landlord or any of its officers, directors, trustees, members, or partners, hold or acquire any interest in any real estate immediately adjacent to the Premises or at the same intersection as the Premises, in the event that the Premises is located at an intersection, (whether accomplished directly by direct ownership, or indirectly through the use of leases, cross-easement agreements or similar documents), during the Term, Landlord agrees that (unless any premises on said real estate are already so leased and/or used) Landlord shall not allow any of the premises on such real estate to be leased or to be used for the purpose of a health and beauty aids store, a greeting card or gift store, a store offering one-hour or other on-site photo processing, including, without limitation, digital photo processing, a candy store, a vitamin store, a pharmacy mail order facility, a drug store, a pharmacy prescription department, a retail health center, and/or a discount, 99 cents store or "dollar store" which sells general merchandise (a "Dollar Store"). Examples of a Dollar Store (without limiting such Dollar Stores only to those listed) are stores such as Fred's, Dollar Store, Dollar General, or Family Dollar. Neither Landlord, nor any of its officers, directors, trustees, members or partners shall sell or transfer any interest in any such real estate, if the intended use after such sale would violate this Article.

As used in this Lease: the term "operation of a pharmacy " shall include the dispensing, distribution of prescription drugs by physicians, dentists, or other health care practitioners, or entities such as health maintenance organizations where such dispensing is for profit, and a "health and beauty aids store" shall mean a store which devotes more than 5% of its retail selling space to the display and sale of health and beauty aids.

MISCELLANEOUS:

This instrument is only a brief summary of certain provisions for the purpose of giving notice of the Lease and is not deemed to amend the Lease in any respect. Reference is hereby made to the Lease for a more complete description of the terms.

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IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of ~~this~~ the 30th day of November, 2017.

LANDLORD:
VINSON ENTERPRISES, INC.

By: James G. Straughn
Name: James G. Straughn
Title: President

STATE OF NC)
)
COUNTY OF Mecklenburg)

On this 9 day of November, 2017, before me personally appeared James Straughn, personally known by me, who, being by me duly sworn, did depose and say that he/she is President of Vinson Enterprises Inc, the company described in this instrument and that he/she executed this instrument on behalf of said company and that he/she had the authority to do so.

Name: Shivam Shah
NOTARY PUBLIC

[SEAL] **SHIVAM SHAH**
Notary Public
Union Co., North Carolina
Commission Expires Aug. 30, 2021

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TENANT:
ALABAMA CVS PHARMACY, L.L.C.

By: _____
Name: Ned L. Craun
Title: Asst Secretary

STATE OF RHODE ISLAND)
)
COUNTY OF PROVIDENCE)

On this 14th day of November, 2017, before me personally appeared Ned L. Craun, who, being by me duly sworn, did depose and say that he/~~she~~ is the Assistant Secretary of Alabama CVS Pharmacy, L.L.C., the company described in this instrument on behalf of said company and that he/she had the authority to do so.

_____
NOTARY PUBLIC

[SEAL]

Susan M. Schadone
Notary Public - 46180
State of Rhode Island
My Comm Expires 3/9/2020

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EXHIBIT "A"

Legal Description:

Commence at the Northwest corner of the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence along North line of the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, South 88 degrees 33 minutes 49 seconds East a distance of 485.52 feet to a steel pin, also being the point of beginning; thence continue along said quarter line South 88 degrees 33 minutes 49 seconds East a distance of 397.04 feet to a steel pin on the West right of way of U.S. Highway 31 South; thence along said West right of way South 27 degrees 19 minutes 11 seconds West a distance of 222.30 feet to a steel pin on the North right of way of Cross Creek Trail, thence along said North right of way North 88 degrees 33 minutes 50 seconds West a distance of 300.00 feet to a steel pin; thence leaving said right of way North 01 degrees 26 minutes 11 seconds East a distance of 200.00 feet to the point of beginning. All lying and being situated in the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama.

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