

Mrs. M. L. The State of Alabama $\frac{3}{3}$ This Lease made this 24th day of
Floyd Shely County $\frac{3}{3}$ Febry 1903, by and between Mrs. M. L. Floyd
to Party of the first part, & Ruffin Bros. party
Ruffin Bros. of the second part, witnesseth, That the party of the first part
Lease does hereby rent and lease unto the party of the second part,
the following premises in "Hillsboro" Ala., viz: One entire farm
and two tenant houses near the north west corner of
said land, Said farm being on East side of Helena
and Montevideo Road about $1\frac{1}{4}$ miles south of Helena
Ala., with all privilege to cut any timber on said land to
repair or build fences or houses on said land, for the ac-

cupation by them as a farm and pasture and not otherwise
for and during the term of three years, to wit from first day of January
1903, to 1st day of January 1906, and covenant to keep the property of the
second party in possession of the premises during said term.

In consideration whereof the party of the second part agrees
to pay the party of the first part at office of the same — being
at the rate of \$72.00 per annum. And should the party of the second
part fail to pay the rents as they become due, as aforesaid or violate
any other condition of this Lease, the said party of the first part
shall then have the right at his option to re-enter the premises and
annul this Lease. And in order to entitle the said party of the first
part to reenter it shall not be necessary to give notice of the
rents being due and past unpaid, or to make any demand for the
same; the execution of this Lease signed by said parties of the
first and second part, which execution is hereby acknowledged being
sufficient notice of the rents being due, and the demand for
the same, and shall be so construed, any law, usage or custom
to the contrary notwithstanding. And the party of the second part
agrees to comply with all the city Laws in regard nuisance, in
so far as the premises hereby released are concerned, and by no act
render the party of the first part liable therfor, and to commit
no waste of property or accrue the same to be done, but to take
good care of the same, not to underlease said property or to trans-
fer this lease, without the written consent, of the party of the
first part hereon enclosed; and further this lease, being termi-
nated, to surrender quiet and peaceable possession of said premises
in like good order as at commencement of said term natural
wear and tear excepted.

The party of the first part reserves the right of showing and ad-
vertising the premises herein leased for thirty days prior to the
expiration of this Lease. It is further understood and agreed
that the party of the first part shall not be liable for any
damages that may accrue on account of any defect, in
said building or premises or from rain wind or other cause.
And the party of the second part further covenants with the
party of the first part that the furniture goods and effects
with which said buildings and premises are to be furnished
and provided shall be owned by _____ in _____ own right
and the same shall not be numbered except as subject first
to the lien & rights of the party of the first part. In the event
of the employment of an attorney by the party of the first
part, on account of the violations of any of the conditions
of this Lease, by the party of the second part, hereby agrees

that we shall be taxed with said attorney's fee. And as a part of the consideration of this Lease, and for the purpose of securing to the party of the ^{first} ~~second~~ port, prompt payment of said rents as herein stipulated, or any damage that the party of the ~~second~~ port, first port may suffer, either by failure to surrender quiet and peaceable possession of said premises as aforesaid or for any damage whatever, which may be awarded said party of the first port under this contract, the said party of the second port hereby retains all rights which they may have under the Constitution and laws of the State of Alabama to hold any of the personal property excepted of the party of the second port exempt from levy & sale, or other legal process. And should the party of the second port, occupy the above premises after the expiration of the term above specified in this event the stipulations of this Lease, shall continue in full force and effect. And it is hereby agreed that Ruffin Bros. shall have the right to put up any wire or wooden cross fences, that they wish to and are hereby authorized to remove any wire fence that they may erect on said land. It is further agreed that this Lease may extend 5 yrs, by Ruffin Bros. giving written notice to Mrs Floyd or her heirs or assigns at end of 3 yrs. from Jan'y 1st 1903.

In testimony whereof, we hereunto set our hands
Mrs. Floyd, this 24th day of Feby' 1903.

Mary Floyd (Seal)
Witness:
Ruffin Bros. (Seal)

J D Ruffin

Filed for record March 6th 1903, recorded

A. P. Langstrom

Judge of Probate