

The State of Alabama } This Contract of Lease, made
 Shelby County } and entered into, this the —
 day of September, 1910, by and between
 Robert J. Redden Lodge No. 673, A. F. & A. M.,
 by its three principal officers, J. D. Kellum,
 Worshipful Master, J. R. Pow, Senior Warden,
 and J. E. West, Junior Warden, who are duly
 authorized hereunto, party of the first part,
 Lessor, and M. L. Masten, J. D. Kellum and
 George I. Peter, composing the School Board of
 the Moylene Public School District, in said Shel-
 by County, Alabama, parties of the second part,
 Lessees, Witnesseth; Whereas, the Citizens
 of Moylene and Community materially and
 generously assisted in the building of a
 two-story Hall for said Robert J. Redden
 Lodge, at said Moylene, with the un-
 derstanding and agreement that the ground
 floor of said Hall building should be
 granted by said Lodge for the use and pur-
 poses of a public school for the benefit of
 said Community for the term of years

Hereinafter prescribed; and whereas, said Lodge has just acquired the legal title to said Hall and an acre of ground upon which the same is located, and is desirous of consummating the said understanding and agreement; Now, Therefore, in consideration of the premises and of the interest said Lodge feels and has in the cause of education generally, and in the welfare of the Community of Maylene, particularly, and for the further consideration of the sum of one dollar in hand paid to said Lodge, the receipt whereof is hereby acknowledged, said party of the first part, by its said officers, have granted, and let, and do hereby grant and lease to said parties of the second part as said School Board, and their successors in office as such School Board, for the use and purpose of a Public School for said Maylene School District, for a term of thirty-three (33) years, beginning on the day and date hereof, the lower story, or ground floor of its said Hall building, situated in the said town of Maylene, and known as "Hall of Robert J. Redden Lodge no. 623, A. I. & A. M.," together with the use of the grounds thereto belonging, consisting of one acre, which is particularly described in a deed of conveyance of the same from Climax Coal Company to the Trustees of Robert J. Redden Lodge, dated, to wit, the — day of September, 1910, which conveyance is hereby referred to for particular description.

But it is expressly understood and conditioned that the lease and uses hereby granted are not to interfere in any manner with the full and free use and enjoyment of the upper or second story of said building by said party of the first part, as and when it may require or see proper, or with the use and enjoyment by

said party of the first part of the said grounds for any of its functions, or any reasonable public function or occasion for which said Lodge may authorize it to be temporarily used.

It is further expressly understood and Conditioned, that the only uses and purposes herein granted, are solely for a Public School, for the use and benefit of said Community; and in the event said leased part of said premises shall be abandoned or unused as a Public School, during any entire Public School Term, or shall be, by said School Board or its successors, permitted or suffered to be used for any other than Public School purposes, without first having obtained the consent of said Lodge or its then Worshipful Master, this lease and all rights herein granted to said Board, successors and Community, shall cease and terminate, and, so instantly revert to and reinvest in said party of the first part.

It is further understood and Conditioned that said Lessees and successors will use their best efforts and offices, and will instruct and endeavor to require all teachers employed by them, to carefully and zealously protect and preserve said leased premises against ravages, depredation and injury, and to carefully and diligently keep the same in proper repair, and to fully Co-operate with said party of the first part in the preservation of its said property, to the end that said Community and all the parties interested may get the fullest proper enjoyment and benefit of the said premises, according to their respective rights therein.

It is further understood and Conditioned that in case of the destruction of, or irreparable injury to, said building, by the elements

or otherwise, the lease hereby granted shall cease and terminate, regardless of any remaining, unexpired designated term.

Executed in duplicate on this, the day and date first above written.

Robert J. Redden Lodge No. 623, A.F. & A.M.
By - J. D. Kellum

Worshipful Master

J. R. Paw

Senior Warden

J. E. West

Junior Warden

Witnesses :-

J. Alex. Moore

A. M. Mohore

M. L. Hoaten } School
J. D. Kellum } Board
George J. Peter }

Filed & Recorded Sept 21st 1910.

A. P. Longshore, Judge of Probate