

The State of Alabama, } This Lease made 31st day of March
 Jefferson County, } 1914 by and between Dryden Realty
 Company One party of the first part and A. P. Tolson party of
 the second part, } Witnesses. That the party of the first part
 does hereby rent and lease unto the party of the second
 part the following - The parcel East Quarter of the North East
 Quarter Section Twelve Township Eighteen Range One East
 situated in Shelby County, Alabama for occupation by him-
 or her and not otherwise for and during the term of
 Twenty-four months to-wit: from the 1st day of April
 1914, to the 1st day of April 1916.

For Consideration Whereof the party of the second part
 agrees to pay to the party of the first part the sum of Eight
 hundred dollars of which sum \$200.00 is paid in cash
 the receipt of which is hereby acknowledged, the balance
 \$600.00 is divided into 24 payments of \$25.00 each evidenced
 by notes bearing legal interest payable at the Office of
 Dryden Realty Company on the 1st day of each month
 during said term, in advance being at the rate of \$25.00
 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 their
 option to re-enter the premises and remove this lease, and in
 order to entitle the party of the first part to re-enter, it shall
 not be necessary to give notice of the rents being due and
 unpaid, or to make any demand for the same, the execution
 of this lease signed by the 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 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 laws in regard
 to nuisance, in so far as premises hereby leased are
 concerned, and by no act render the party of the first
 part liable therefor, and to commit no waste of property
 or allow the same to be done, but to take good care of the
 same; not to convey said property, nor transfer the
 lease without the written consent of the party of the first
 part herein endorsed, and further this lease, being

terminated to surrender quiet and peaceable possession of said premises in like order as at the commencement of said term, without war and force excepted.

In the event of the employment of an Attorney by the party of the first part in account of the violation of the conditions of this lease by the party of the second part the party of the second part hereby agrees that he shall be taxed with said Attorney's fee. And as a part of the consideration of this lease and for the purpose of securing the party of the first part prompt payment of said rents and service stipulated, or any damage that party of the first part may suffer, either by failure to surrender quiet and peaceable possession of said premises as aforesaid or for any damage whatever, may be awarded said party of the first part under this contract, the said party of the second part hereby waives all right which he may have under the Constitution and Laws of the State of Alabama to have any of the personal property of the party of the second part exempted from levy and sale, or other legal process. The party of the second part agrees to pay all taxes on the above described property during said term as the same becomes due, and also agrees to pay all assessments for street and sidewalk improvements, should any be made against said property.

It is understood and agreed that if the end of the said term if the party of the second part has complied with each and all conditions of this lease, then the party of the first part agrees that the rent paid under this lease shall be considered a payment for said property, and the party of the first part shall make and execute a deed of warranty conveying said property to the party of the second part. It is further understood and agreed that if the party of the second part fails to pay the monthly rent as it becomes due, and becomes as much as two months in arrears during the first year of the existence of this lease, or as much as three months in arrears on such payments at any time thereafter, or should fail to pay the taxes on the said property when the same becomes due, or should fail to comply with any condition or requirements herein, then in the happening

of any such event the party of the second part doth to his
 heirs to a conveyance of said property and all money
 paid by the party of the second part under this contract
 shall be taken and held as payment of rent for said
 property and the party of the second part shall be liable
 to that party of the first part as a tenant for the full
 term of said lease and the provisions herein that the
 rent paid under lease shall be considered a payment
 for said property and the party of the first part shall
 make and execute a deed in the foregoing title
 conveying said property to the party of the second part
 shall be a nullity and of no force or effect, and the
 failure of the party of the second part to comply
 with any of the conditions of this instrument shall
 also render the said provisions a nullity and
 make the said party of the second part a lease under
 this instrument without any right whatever in or to
 the right of lease against any notice or action what-
 ever against the party of the first part.

It is further understood and agreed that if the party
 of the second part should at any time before the maturity
 thereof desire to pay off the remaining monthly pay-
 ments as framed herein he shall have the right to
 do so, and shall be entitled to a receipt for the payments
 of all unpaid interest if being intended that only
 the unpaid interest shall be collected.

Signed in duplicate.

In witness whereof we have hereunto set our hands
 and seals in duplicate this 21st day of Mch 1914.

E. E. Williams

Ingram Realty Company

By J. M. Ingram Jr. A.S.

Secy. for

B. A. Talbot A.S.

State of Alabama,

Jefferson County,

For Value received we hereby
 transfer assign and deliver this Lease and
 Contract and 2 notes Nos 4 to 24 inclusive as
 described herein to H. C. Beck - Signed June 29th 1914.

Ingram Realty Co. (Inc.)

By Bert C. Ingram
 President

The State of Alabama } I hereby certify that the within
Shelby County. Consignment was filed in this
Office for record 18th July 1914 at 10 o'clock P. M.
and recorded in Book Record 58-Page 101-108
and transmitted.

J. P. Ligon - Judge of Probate