The State of Alabama } This Lease, made this 27 day of May, 1918,
Shelby County } by and between G. G. Mullins and F. F. Mullins party of the first part hereinafter called Lessor and Max Kanter and Harry Kanter, party of the second part, hereinafter called the Lessee; —

Witnesseth, That the Lessor does hereby rent and lease unto the Lessee the following premises in the town of Helena Ala, viz: Ground floor of Certain Building on lot 2 Block One in town of Helena, Ala, being same Brick store room now occupied by Mullins Brothers for occupation by them as a store and not otherwise, for and during the term of three years, to-wit: from the 1st day of June, 1918, to the 1st day of June 1921, and Covenant to keep the Lessee in possession of the premises during said term.

1. In Consideration thereof, the Lessee agrees to pay to the Lessors at
2. Helena Ala, for the same,
3. $25.00 on the 1st day of each month, being at the rate of $300.00 per annum
4. Should the Lessee fail to pay the rents as they become due as
5. aforesaid, or violate any other condition of this Lease, the Lessor shall
6. then have the right at their option, to re-enter the premises and
7. annul this Lease. And in order to entitle the Lessor to re-enter, it
8. shall not be necessary to give notice of the rents becoming due
9. and unpaid or to make any demand for the same, the execution

of this Lease, signed by the Lessee, which expiration is hereby acknowledged, being sufficient notice of the rents being due, and of the demand for same, and shall be so construed, any law, usage or custom to the contrary notwithstanding; and the Lessee agrees to comply with all the City laws in regard to nuisance, in so far as the building and premises hereby leased are concerned and by no act render the Lessor liable therefor; to replace broken glass; to replace all keys lost or stolen; to pay all bills for water used on the premises during the Lease; to keep all electrical apparatus in order; to permit no waste of property or allow same to be done, but to take good care of same; not underlease said property, nor to transfer or assign this Lease without written consent of the Lessor herein endorsed; and this Lease being terminated, to surrender quiet and peaceable possession of said premises in like good order as at commencement of said term, natural wear and tear excepted.

It is further agreed and understood that the Lessor shall not be required to do any repairs upon the building herein leased unless so stipulated and agreed upon in writing at the commencement of this Lease, nor is the Lessor liable for any breakage, or getting out of order of any of the water pipes, or water closets or other plumbing, but on the contrary the Lessees shall keep the same in such repair as required by the sanitary and other laws of the City of Helena, Mont., natural wear and tear excepted.

It is further understood and agreed that the Lessor shall not be liable for any damage which may accrue on account of any defect in said building or premises, or from rain, wind or other causes. And the Lessor reserves the right to show and advertise the premises herein leased for sale during the term of this Lease, and to place "For Rent" or "For Sale" cards on said building or premises, and to show same sixty days prior to the expiration of this Lease.

It is further understood and agreed that the Lessor reserves the right to make any repairs ~~that may be deemed necessary during~~ the term of this Lease.

And the Lessee further covenants with the Lessor that the furniture, goods and effects with which said building and premises are to be furnished and provided shall be owned by Max Kanter & Harry Kanter in their own right and the same shall not be encumbered, except as subject, first, to the lien and rights of the Lessor.

In the event of the employment of an attorney by the Lessor on account of the violation of any of the conditions of this Lease by the Lessee, the Lessee hereby agrees that they 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 Lessor prompt payment of said rent, as herein stipulated, or any damage that the Lessor 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 Lessor under this Contract, the said Lessee hereby waives any right which they may have under the constitution and laws of the State of Alabama to have any of the personal property of the Lessee exempt from levy by virtue of any or other legal process.

It is hereby further agreed that if the Lessee shall continue on said premises, or any part thereof, after the termination of this Contract, then this Contract shall continue in full force under all terms, conditions and covenants herein above set out.

If there be any conflict between any of terms of this lease and terms of Contract entered into by and between parties hereto on May 7th 1918, then terms of said Contract are to control.

In Testimony Whereof We have hereunto set our hands and seals this 27 day of May, 1918.

Witness: John J. Cater, Capt
Inf. 19 Co. 5 Bat 157 Depot Brig.
M. D. Griffin

G. G. Mullins (Seal)
F. F. Mullins (Seal)
Max Mantes (Seal)
Harry Mantes (Seal)

The State of Alabama,
Shelby County. } I hereby certify that the within Lease was filed in this office for record 1 day of July, 1918 at 9 o'clock A.M. and recorded in Deed Record 64 Pages 199-201 and examined.

G. W. Weaver - Judge of Probate