AGREEMENT

STATE OF ALABAMA

SHELBY COUNTY

THIS LEASE, made by and between George Huddleston, as lessor, and J. J. Falkner as lessee, Witnesseth:

That lessor does hereby lease to the lessee all of the lands owned by said George Huddleston in Township 19, Manges 1 east and 2 east, in said County, comprising 9,000 acres, more or less upon the following terms and conditions:

- (1) The term of this lease shallbe from the date hereof until January 1st, 1935, provided that the parties hereto may, at any time before said latter date, by mutual agree ment, extend the term of this lease until January 1st, 1940.
- (2) In consideration hereof, the said lessee binds himself to, within a reasonable time, and within such time as may be required for the protection of the property, and not later than October 1st, 1931, repair and renew the roofs on certain buildings on said land, to-wit: the Rob Moore house, the Judd Moore house, the Oakdale house smokehouse and barn and the bungalow near the Oakdale house, said new rooks to be of a good grade of galvanized iron roofing, the workmanship on same to be good and substantial, and also to replace the windows and glass in said houses, and to make any other reasonably necessary repairs on said buildings for the preservation and protection of same. Said lessee further agrees to take good care og the leased property and to prevent trespasses, the cutting of timber, the burning over of any part of said land, and all other waste thereon, and also to hold said lands in actual possession as the agent and lessee of said George Huddleston,
- (3) In the event of the renewal or extension of this lease for said additional period of five years from October 1st,1934, said lessee agrees that in addition to the various acts for the protection of the premises as specified in Paragraph 2 hereof, he will pay said George Huddleston, during said five year extension a sum equal to one half of all State and C unty taxes, that may be assessed or become due on said lands for the five tax years beginning October 1st, 1934, such payments to be made from year to year as the taxes shallbe payable.
- (4) In the event the lessee shall fail to perform any of the obligations which he has samed in this lease, then, at the continuing, option of the lessor, this lease shall become void; and the lessor be entitled to immediate possession of said premises.
- (5) The lessor shall have the right at any time during the period of this lease or the extension hereof to withdraw from its operation any of said leased lands which he may desire to exchange or otherwise dispose of or desire to use for other purposes, but he shall not withdraw the said buildings upon which the lessee may have renewed the roofs. The lessor shall also have the right to include in the lease any additional lands that he may desire, but lessee shall not be required to pay anything for takes on account of such additional lands.

In witness whereof we have hereunto set our hands and seals this the 2nd day of July 1929.

George Huddleston J.J.Falkner

THE STATE OF A LABAMA SHETBY COUNTY

SHELBY COUNTY

Thereby certif

I hereby certify that the within lease was filed in this office for record Oct. 25th 1929 at 2 oclock P.M. and recorded in Deed record 90 page 95 and examined.

Cage Head--Judge of Probate