State of "labama Shelby County

This Lease, made this 2nd day of January, 1940, by and between Ellen N. Meroney, party of the first part, hereinafter called the Lessor, and Noah Joseph Klotzman and Sam Klotzman, parties of the second part, hereinafter called the Lessees, WITNESSETH:

That the Lessor does hereby rent and lease unto the Lessees the property described below, for and during the term of five years, to-wit: from the 1st day of January, 1940, through the 31st day of Eccember, 1944, and covenant to keep the Lessees in possession of the premises during said time. Said property is described as follows:

That certain store building on part of lot 19 according to original plan of town of Montevallo, Alabama, Said property, the subject of this lease, bordering on the northly side of Main Street and having the Merchants and Planters Bank Building on its westerly side and a lot owned by George Kendrick on its easterly side. Said property being known as Meroney store property and being now occupied by the Lessees and being in Shelby Gounty, Alabama.

(\$50.00) per month, payable monthly, Should the Lessees fail to pay the rents as they become due as aforesaid or violate any other material condition of this lease, the tessor will then have the right to reender the premises and annul this lease. It is further understood and agreed that the tessor reserves the right to make any necessary repairs during the term of this lease, but the Lessees shall have the privilege at their option of improving the basement of said premises at their own expense so as to make it suitable for the carrying on of any legitimate business. It is further understood and agreed that either tessee may transfer his interest in this lease to the other tessee and be relieved of any rights or liabilities in connection with this lease from the date of such transfer; or in case of the death of either, tessee, to the survivor shall go the rights and obligations under this lease provided the tessor shall be notified of such transfer or death within ten days. It is further understood and agreed in this lease that the Lessor shall give the Lessees, or either of them, the opportunity to buy this property before she sells it to any other person, provided the tessees, or either of them, can meet the price and terms of sale offered by such other prospective buyer.

In 'estimony Whereof, we have hereunto set our hands and seals induplicate this 4th day of January, 1940.

Party of the First Part:

Ellen N. Meroney

(SEAL)

Parties of the Second Part:

Noah Joseph Klotzman

(SEAL)

Sam Klotzman

(SEAL)

Witnesses

Eloise meroney

Vm. D. McConaughy,

Filed for record inthis of fice Eebruary 9th 1940 at 11 AM and recorded in deed record 107, page 608 and examined L C Walker, Judge of Probate.

SPITE COFFARINGE MANAGEMENT SPITE OF PRIVILED THE WILLIAM DE MALKER.

SPITE COFFARINGE DE MALKER.

SPITE COFFARINGE DE MALKER.

SUDOR OF PRODATE