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STATE OF ALABAMA

CONTRACT

Rent Value	2276.10
Equipment	1500.00
Total	3776.10

SHELBY COUNTY

This contract made and entered into on this the 22 day of October, 1947, between Claudia Wooley, party of the First Part, and T. E. Watson, party of the Second Part, WITNESSETH:

1. Party of the First Part leases to party of the second part for the term of five years the following described property, viz:

The first floor of that certain building known as the Masonic Building in the Town of Columbiana, Alabama, and located and situated on Lots 2 and 3, as per the original map of the Town of Columbiana, Alabama, and also as per map of W. J. Horsley of the Town of Columbiana, Alabama, which said lots from 46 feet on the east side of Main Street and extend back east of uniform width a distance of 99 feet; the said premises herein mentioned being the ground floor and being the enclosure which has heretofore been used for a picture show, and that is excepted from this description the entire upper or second floor of said building, and also excepted that part or compartment now occupied and used as a lunch room, which said last described compartment is hereby expressly excepted from this lease.

2. The agreed rental is \$45.00 per month payable in advance on the 1st day of each month.

3. Party of the Second Part Shall have an option to renew this lease at the termination of the five year period for an additional five years on the same terms as specified in this contract.

4. That party of the First Part agrees to sell to party of the Second Part what equipment she has in the building for \$1500.00

5. Party of the Second Part shall not store or permit to be stored, in said building any article that would materially increase the fire hazard on said premises except such materials as are used for the operation of the moving picture theater.

6. Party of the Second Part is to pay all light and water bills in connection with the operation of the picture show in said building.

7. It is further agreed that said building needs repairs and renovation, including the rebuilding of the front, and each agree to put up \$1000.00 for this purpose, and the repairs are to be made as agreed upon by the parties hereto. It is further agreed that in the event all of said money is not needed or used for such repairs and renovation, the unused portion shall be returned to the parties hereto, share and share alike.

No pay due on 7th parag.

8. Should party of the Second Part default in the payment of any installment or rent for a period of sixty days, party of the First Part shall have the right to cancel this lease.

9. Party of the First Part agrees to keep and maintain said building up to the specifications required by the state fire and safety laws.

10. Party of the first part agrees not to use or rent for use or permit to be used, the second story of said building for any purpose that would interfere with the regular operation of the picture show in the premises covered by this contract

11. It is further agreed that party of the Second Part, at the termination of this lease, shall have the right to remove any and all fixtures, equipment or decorations placed in or attached to said building by him, or owned by him.

12. The destruction of said building location of the above described lot, by fire or the elements, shall cancel this lease.

13. This contract supersedes all previous contracts made by the parties hereto.

14. Party of the Second Part agrees to return to Party of the First Part the rented premises at the termination of this lease in as good condition as the same is now in, usual wear and tear excepted.

Given under our hands and seals and executed in duplication on this the 22 day of October, 1947.

WITNESS:

Claudia Woolley

Paul O. Luck

Party of the First Part

WITNESS:

T. E. Watson

Paul O. Luck

Party of the Second Part.

Filed for record in the office of the Judge of Probate on 22nd Oct. 1947 at 9 o'clock A. M and recorded in Deed Book 130 page 490 on 4th Nov. 1947.

STATE OF ALABAMA
BREWSTER COUNTY

I hereby certify that
\$4.00 Ad Valorem Tax
has been paid on the within
instrument as required by
law.

L. C. Walker,
Judge of Probate.

L. C. WALKER,
JUDGE OF PROBATE