

LEASE

VALUE \$3032.40

3958

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, J. Carl Embry, party of the first part, leases to W.L. Scott, Jr. party of the second part, the hereinafter described property, viz:

One building and lot upon which the same is situated, being located in the Town of Vincent, Alabama, and on the west side of the Columbiana-Pell City Highway, and known as the Vincent Theater.

Said property is leased for a period of five years beginning November 1, 1947.

The rental is to be \$50.00 per month for the first two years and for the last three years the rent is to be in the sum of \$60.00 per month. Rentals are to be paid in advance on the 1st day of each month.

All repairs and upkeep are to be borne by party of the second part.

Party of the second part shall have the right to remove from said premises at the termination of ^{the} five year period, all equipment and fixtures owned and placed therein by him.

All improvements made on the building proper shall not be removed, and party of the second part shall not have the right to remove the same.

Party of the second part agrees and contracts to deliver the leased premises to party of the first part at the termination of this lease in as good condition as same is now in, usual wear and tear excepted, and except also destruction of said property by fire or other cause beyond his control and not caused by his negligence or the negligence of his agents or employees.

Witness our hands and signed in duplicate this the 13th day of October, 1947.

WITNESSES:

HANDY ELLIS
Marie Collins

J. Carl Embry
Party of the First Part

W.L. Scott, Jr.
Party of the second part

Filed in the office of the Probate Judge on the 21 day of April, 1950 at 8:00 A.M. and recorded in Deed Record 142 on page 50 this the 5th day of May, 1950.

STATE OF ALABAMA
SHELBY COUNTY

L.C. Walker, Judge of Probate

I hereby certify that
\$3.50 Privilege Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE