LEASE

Value \$120.00

1386

STATE OF ALABAMA

SHELBY COUNTY

THIS INDENTURE made and entered into on this the day of February, 1950, by and between the undersigned J.L. Brank, the party of the irst part, and W.J. Humphrey, as party of the second part,

WI THESSETH:

That the party of the first partm hereinafter called the Lesser, has leased, and by these presents does lease, unto the party of the second part, hereinafter called the Lessee, for a term of six months, beginning March 1st, 1950, the property hereinafter described, and upon the following conditions and terms, to wit:

FIRST: This lease shall commence on the 1st day of March, 1950, and shall terminate on the 1st day of September, 1950, except as herein otherwise provided.

SEOND: The party of the second part agrees to pay as rent for said property, the sum of TWENTY (\$20.00) Dollars per month, payable in advance, beginning March 1st, 1950, and payable, respectively, on the first day of each month thereafter during the period of this Lease.

THIRD: That the property herein leased to the party of the secondpart by the party of the first part is described as follows, to wit:

One house and lot known as the Shoe Shop House and Lot in the Town of Calera, Alabama beginning at the Southwest corner of the old Post Office building lot on 16th Avenue, and run thence North to the right of way of the Southern Railroad; run thence in a Southwesterly direction and run along the South line of said Railroad right of way to Main Street, sometimes known as 12th Street, according to J.H. Dunstan's Map of the Town of Calera, Alabama; run thence in an Easterly direction along the North line of said 16th Avenue to the point of beginning, all in the Town of Calera, Alabama, together with all machinery, equipment, and furniture now in, or connected with, or used in said shoe shop; which said personal property is subject, however, to the following conditions:

- (a) The party of the first part shall have the right to remove said machinery, equipment and furniture at any time he may elect to do so.
- (b) That the party of the second part shall have the right, at any time he may elect to do so, to remove such machinery, equipment and furniture from said building and store the same in the Town of Calera, Alabama, subject to the order of the party of the first part.

FOURTH: That the party of the first part agrees to keep said party of the second part in possession of said property during the term of this Lease and will make such repairs as are necessary to keep said building in good, usable condition, and agrees to keep the roof of said building in good repair.

FIFTH: The party of the second part shall have the right to make such changes in the arrangements, and use of said buildings, without material alterations, as may be necessary for the party of the second part in the use of his business therein; that the party of the second part will take good care of saidproperty, and return it to the party of the first part at the expiration of this Lease; and that he will pay said rent installments as they mature.

SIXTH: It is further agreed between the party of the first part and the party of the second part that in consideration of the premises and the further consideration of One Dollar in hand paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, that the party of the second part shall have the option, to be exercised at any time before September 1st, 1950 to renew said rental contract for said property for any period designated by the party of the second part, at and for the sum of

TWENTY (\$20.00) Dollars per month, as provided for herein, but not for any period less than six months, all at the option of the party of the second part.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and meals in duplicate, on this the 18th day of February, 1950.

*xecuted in the presence of:

A.B. Baxley, J.P.

J.L. Brand (Seal)

Party of the First Part

Mrs. J.L. Brand

W.J. Humphrey (Seal)

Party of the Second part

This contract and all agreements herein expires Sept. 1, 1960 by all parties, first and second signed herein.

Signed:

Signed:

Filed in the office of the Probate Judge on the 22 day of January, 1951 at 10:00 A.M. and recorded in Deed Record 143 on page 479 this the 24 day of January, 1951.

STATE OF ALL MA SHELBY COUNTY has been painted the line in instrument as recluived by law.

L. C. WALKER.
JUDGE OF PROBATE

L.C. Walker

Judge of Probate