

This Lease made this the 27 day of February, 1960,
by and between Janet H. Craig, party of the first part, hereinafter called the
Lessor, and ^C B. L. Killingsworth, party of the second part, hereinafter called
the Lessee;

WITNESSETH:

That the Lessor does hereby rent and lease unto the Lessee for one
year, beginning March 1, 1960, the following described premises:

The east most portion of that certain galvanized building located
in the town of Calera, Alabama, and which is known as Craig Motor
Service; the said portion being rented fronts 135 feet on 17th
Avenue and extends back a distance of 50 feet, the north line of
same being the south line of Southern Railway Company right of way;
together with right of ingress and egress thereto from the south,
east and north sides of said building;

and Lessor covenants to keep the Lessee in possession of said premises during
said term.

In Consideration Whereof, the Lessee agrees to pay the Lessor as
rent in advance \$125.00 a month for the full 12 months period whether he
occupies the same or not for the full length of this lease. Said payments
are to begin on March 1, 1960, and monthly thereafter during the term of this
lease. Should the Lessee fail to pay the rents as they become due as afore-
said, or violate any other condition of this lease, the Lessor shall then
have the right, at her option to reenter said premises and annul this lease.
And in order to entitle the Lessor to reenter, it shall not be necessary to
give notice of the rents becoming due and unpaid or to make any demand for
the same, the execution of this lease, signed by the Lessee, which execution
is hereby acknowledged, being sufficient notice of the rents being due and
of the demand for the same, and shall be so contrued, any law, usage or
custom to the contrary notwithstanding.

Lessee agrees not to underlease said property nor transfer or assign
this lease without the written consent of the Lessor and Lessee agrees to
permit no waste of said property but to take good care of the same and when
this lease is terminated to surrender quiet and peaceable possession of said
premises herein leased, natural wear and tear excepted.

It is understood and agreed that the Lessee is renting said building as is and the Lessee shall make no alterations or additions to said premises without the written consent of the Lessor.

In the event of the employment of an attorney by the Lessor on account of violation of any of the conditions of this lease by the Lessee, the Lessee hereby agrees that he shall be taxed with said attorney's fee. And as a part of the consideration of this lease, and for the purpose of securing to the Lessor prompt payment of said rent as herein stipulated or any damage that the Lessor may suffer, either by failure to surrender quiet and peaceable possession of said premises, as aforesaid, or for any damage whatever which may be awarded said Lessor under this contract, the said Lessee hereby waives all right which she may have under the constitution and laws of the State of Alabama to have any of the personal property of the Lessee exempt from levy or sale or other legal process.

In Testimony Whereof, we have hereunto set our hands and seals in duplicate this the 27 day of February, 1960.

LESSOR

W. L. Craig
Witnesses

Janet H. Craig
Janet H. Craig

W. L. Craig
Witnesses

B. L. Killingsworth
B. L. Killingsworth
C.

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed filed in this office for record the 15 day of Feb 1960 at 11 o'clock A.M. and recorded in Book 269 Record 11-16-60 page 369 and examined 11-16-60 and the Mortgage Tax of \$ 1.50 and the Deed Tax of \$ 1.50 has been paid.

Fee \$ 1.50

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record in this office on the 15 day of Feb 1960 at 11 M. o'clock and recorded in Book 269 at page 369 on the 11 day of Feb 1960. Mortgage Tax 1.50 Deed Tax 1.50 has been paid.

Conrad M. Fowler
Judge of Probate