

THE STATE OF ALABAMA,
SHELBY COUNTY

4370
This lease, made 21st day of May 19 63

by and between R. M. Denty, Sr., party of the first part,
hereinafter called the Lessor, by _____ agent, and

James F. Wilson

party of the second part, hereinafter called the Lessee:

Witnesseth, That the Lessor does hereby rent and lease unto the Lessee the following premises in the
Town of Vincent, Alabama, viz.: Rock Store or house building situated
on R. M. Denty, Sr. resident lot in Vincent, Alabama, bounded on the N by Vincent
School property; bounded on the E by U.S. Highway 231; bounded on the S by private
drive of Lessor; bounded on the W by garden fence of Lessor

for occupation by lessee as a law/ful business and not otherwise, for and during the term of 2 years

to wit: from the 1st day of June 19 63 to the 1st day of June 19 65

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

1 In Consideration Whereof, The Lessee agrees to pay the Lessor, at the residence of Lessor for the same, \$ 25.00
2 on 1st day of June, 1963 in advance, being at the rate of \$ 300.00 per annum. Should
3 the Lessee fail to pay the rents as they become due, as aforesaid, or violate any other condition of this lease, the Lessor shall
4 then have the right at his option, to re-enter the premises and annul this lease. And in order to entitle the Lessor
5 to re-enter, it shall not be necessary to give notice of the rents, becoming due or unpaid, or to make any demand for the same,
6 the execution of this lease, signed by the Lessee, which execution is hereby acknowledged, being sufficient notice of the
7 rents being due and of the demand for the same, and shall be so construed, any law, usage or custom to the contrary notwith-
8 standing; and the Lessee agrees to comply with all the city laws in regard to nuisance, in so far as the building and prem-
9 ises hereby leased are concerned, and by no act render the Lessor liable therefor; to replace all glass broken; to replace all
10 keys lost or broken; to pay all bills for water used on the premises during this lease; to keep all electric apparatus in order;
11 to permit no waste of the property, or allow same to be done, but to take good care of same; not to underlease said prop-
12 erty, nor transfer or assign this lease without the written consent of the Lessor hereon endorsed; and this lease being ter-
13 minated, to surrender quiet and peaceable possession of said premises in like good order as at commencement of said term,
14 natural wear and tear excepted.

15 It is further understood and agreed that the Lessor shall not be required to do any repairs upon the building herein leased,
16 unless so stipulated and agreed upon in writing at the commencement of this lease, nor is the Lessor liable for any break-
17 age, or getting out of order of any of the water pipes, or water closets or other plumbing, but on the contrary the Lessee
18 shall keep same in such repair as is required by the sanitary or other laws of the City of Vincent
19 natural wear and tear excepted.

20 It is further understood and agreed that the Lessor shall not be liable for any damage which may accrue on account of
21 any defect in said buildings or premises, or from rain, wind or other causes. And Lessor reserves the right to show and
22 advertise the premises herein leased for sale during the term of this lease, and to place "For Rent" or "For Sale" cards on
23 said building or premises and to show same sixty days prior to the expiration of this lease.

24 It is further understood and agreed that the Lessor reserves the right to make any repairs that may be deemed neces-
25 sary during the term of this lease.

26 And the Lessee further covenants with the Lessor that the furniture, goods and effects with which said building and
27 premises are to be furnished and provided shall be owned by him

28 in his own right, and the same shall not be encumbered except as subject, first, to lien and right of the Lessor.

29 In the event of the employment of an attorney by the Lessor, on account of violation of any of the conditions of this
30 lease by the Lessee, the Lessee hereby agrees that he shall be taxed with said attorney's fee. And as a part of
31 the consideration of this lease, and for the purpose of securing to the Lessor prompt payments of said rents as herein stipu-
32 lated, or any damage that the Lessor may suffer, either by failure to surrender quiet and peaceable possession of said prem-
33 ises as aforesaid, or for any damage whatever which may be awarded said Lessor under this contract, the said Lessee hereby
34 waives all right which he may have under the Constitution and Laws of the State of Alabama, to have any of the
35 personal property of the Lessee exempt from levy or sale, or other legal process.

36 It is hereby further agreed that if the Lessee shall continue on said premises, or any part thereof, after the termination
37 of this contract, then this contract shall continue in full force under all the terms, conditions and covenants hereinafter set
38 out.

39 Lessee agrees and covenants to maintain the said building and vacate the same in
its good condition at the end of the term as it now exists. Lessee further covenants

to give lessor 30 days written notice of vacation date and not to sublease with out
the written consent of said lessor and not to house an unlawful business or a lawful
business that displays unnecessary noise or unreasonable hours. Lessee further cove-
nants to abide by the Shelby County Healty Dept. regulations in and about his business.
In Testimony Whereof, We have hereunto set our hands and seals this 21st day of

May 19 63

WITNESSES:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
MAY 23 1963
RECORDED & S. TAX
A B. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

_____(Seal)

x R. M. Denty, Sr. LESSOR (Seal)

x James F. Wilson LESSEE (Seal)

_____(Seal)

JUDGE OF PROBATE

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