

This will include land on South side from building down to
clothesline below pump house. On North side from office building up to
end of old store.

754.00
READ ALL THE CONDITIONS OF YOUR LEASE CAREFULLY

LEASE--For sale by BUSINESS EQUIPMENT CO., Huntsville, Alabama.

The State of Alabama,

This Lease made this.....day, of..... 19....

County }

by and between Mary M. Chesser party of the first part
hereinafter called the Lessor, by agent
and Mr. & Mrs. W. C. Woodruff 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

Viz:

Property on Highway 288 - My office building converted
into a store. This also includes the small
Serv. Sta. & front garage (This does not include any
more buildings connected on to store & garage.
for occupation by.....as.....and not otherwise, for and during the term of monthly

towit: from the...1...day of Sept....19..47.. to the...1...day of Sept....19..72..

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

IN CONSIDERATION WHEREOF, The Lessee agrees to pay to the Lessor at the office of said Agent..... for the same
\$50.00 on the...1...day of Sept....in advance, being at the rate of \$..... Per annum

Should the Lessee fail to pay the rent as they become due as aforesaid, or violate any other condition of this lease, the Lessor shall then have the right at their option, to re-enter the premises and annul this lease. And in order to entitle the Lessor to re-enter, 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 construed, any law, usage or custom to the contrary notwithstanding; and the Lessee agrees to comply with all the city laws in regard to nuisance, in so far as the building and premises hereby leased are concerned and by no act render the Lessor liable therefor to replace all broken glass; to replace all keys lost or stolen; to pay all bills for water used on the premises during this lease; to keep all electrical apparatus in order; to permit no waste of property or allow same to be done, but to take good care of same; not to underlease said property, nor transfer or assign this lease without written consent of the Lessor herein endorsed; and this lease being terminated, to surrender quiet and peaceable possession of said premises in like good order as at commencement of said term, natural wear and tear expected.

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

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

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

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

Down right, and the same shall not be encumbered except as subject, first, to the lien and rights of the Lessor.

in the event of the employment of an attorney by the Lessor on account of the violation of any of the conditions of this lease by the Lessee, hereby agrees that..... 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, by failure to surrender quiet and peaceable possession of said premises aforesaid, or for any damage whatever which may be awarded

said Lessee, under this contract, the said Lessee hereby waives any right which..... 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.

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

IN TESTIMONY WHEREOF, We have hereunto set our Hands and seals this.....day of..... 19....

Witness

Lessor Mary M. Chesser [SEAL]
Madeline C. Smith Agent [SEAL]
Lessee Francis Woodruff [SEAL]
Charles A. Smith [SEAL]