

The State of Alabama

Shelby

County

This Lease, made this 25th day of November 1970

by and between Scott-Long Insurance & Realty

Agents for Seaman Timber Company, Inc.

party of the first part, and Wallace W. Watson dba Alabama Plastic Containers party of the second part.



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Shelby Cnty Judge of Probate, AL
02/15/1972 12:00:00 AM FILED/CERT

Witnesseth, That the party of the first part does hereby rent and lease unto the party of the second part, the following premises in the City of Montevallo, Ala., viz.: Metal shop building located #26 Highway 25 South

for occupation by himself as Manufacturing plant and not otherwise, for and during the term of one year to-wit: From 1st day of December 1970 to the 31st day of November 1971, and covenant to keep the party of the second part in possession of the premises during said term; provided, the party of the second part shall comply fully with all the requirements of this Lease, also to return or pay for keys delivered to

In Consideration Whereof, The party of the second part agrees to pay to the party of the first part, at the office of said Agents for the same \$ 125.00 on the 1st day of each month in advance. And should the party of the second part fail to pay the rents as they become due, as aforesaid, or violate any other condition of this Lease, the said party of the first part shall then have the right, at their option, to re-enter the premises, and annul this lease.

It is further agreed, that in the event the party of the second part continues to occupy said premises after the term herein specified, such occupancy shall operate a renewal of this Lease; and so on after each renewal, unless the party of the first part shall have notified the party of the second part to vacate.

And the party of the second part agrees to keep the water pipes, water closets and other plumbing in as good condition and repair as is required by the sanitary or other laws of the City of Montevallo, Alabama, natural wear and tear excepted.

And the party of the second part further covenants with the party of the first part that the furniture, goods and effects with which said buildings and premises are to be furnished and provided, shall be owned by himself in his own right and the same shall not be incumbered except as subject, first, to the lien and rights of the party of the first part.

In the event of the employment of an attorney by the party of the first part, on account of the violation of any part of the conditions of this Lease by the party of the second part, the party of the second part 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 party of the first part prompt payment of said rents as herein stipulated, or any damage that the party of the first part may suffer, either by failure to pay said rents promptly or to surrender quiet and peaceable possession of said premises, or if there be any violation of any part of this Lease whatever by the party of the second part, the said party of the second part hereby waives all rights which he may have under the Constitution and Laws of the State of Alabama, or any other State, to have any of the personal property of the party of the second part or any money held by other parties or owed to party of the second part exempt from levy, sale or other legal process.

In Witness Whereof, We have hereunto set our hands and seals this 25th day of November 1970

WITNESS:

Scott-Long Insurance & Realty (Seal)

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA
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