

This is a legally binding contract. If not understood, seek competent advice.

APPROVED BY BIRMINGHAM AREA BOARD OF REALTORS
AMENDED OCTOBER 1976

LEASE FORM

STATE OF ALABAMA }
JEFFERSON COUNTY }

THIS LEASE made this 5th day of March, 1982, by and between
Grady H. Bloodworth, Jr. and wife, Patsy M. Bloodworth

hereinafter called "Lessor", by n/a
as Agent for the Lessor, and by Emmitt B. Jackson and wife, Janice J. Jackson

hereinafter called "Lessee":

WITNESSETH: That the Lessor does hereby lease and rent unto the Lessee the following described premises in Jefferson County, Alabama, to wit:
1306 2nd Avenue S.W., in Alabaster, Alabama
Lot 1, Survey of Kenton Brant Nickerson, MB 5, pg. 53.

for use and occupation by the Lessee as a residence
and for no other different use or purpose, for and during the term of n/a months and n/a days
beginning on the 5th day of March, 1982, and ending on the see below day of _____
in consideration whereof, the Lessee agrees to pay the Lessor, or said agent, at the office of said Agent in Jefferson County, Alabama, on the first day
of each month of said term in advance, as rent for the said premises the sum of see below
(\$ _____), per month.

THIS LEASE IS MADE UPON THE FOLLOWING TERMS, CONDITIONS, AND COVENANTS:

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1. The Lessor covenants to keep the Lessee in possession of said premises during said term, provided, however, that the Lessor shall not be liable for the failure to deliver possession of the leased premises, other than to the extent of abatement of rent from the date of the commencement of this lease to the day possession is delivered to Lessee on the rental basis herein set forth.
2. Nothing herein contained shall be construed as a warranty that said premises are in GOOD CONDITION or FIT or SUITABLE for the use and purpose for which they are hereby let. Lessee's taking possession is conclusive evidence of his or her receipt of them in good order and repair except as herein specified in writing.
3. The Lessor shall not be REQUIRED to make any repairs or do any work on or about said premises or any part thereof, or on any premises connected therewith, but not hereby leased, unless and only to the extent hereinafter set out. However, the Lessee hereby gives the Lessor, or said Agents, the right to enter said premises at any reasonable hour to make such repairs and to do such work on or about said premises as Lessor may be lawfully required to make, or deem necessary. The Lessee hereby gives the Lessor, or said Agents, the right to VISIT and INSPECT said premises at all reasonable times and to show said premises to prospective tenants or purchasers, and to display "For Rent" and "For Sale" signs on or about said premises at any time.
4. The Lessee herein agrees NOT to make any ALTERATIONS in said building or premises, or on or about any premises connected therewith, but not hereby leased, nor to paint upon or attach any signs, wires or other material, other structure, apparatus, or radio antennae without the written consent of the Lessor, or said Agents.
5. The Lessee further agrees with the Lessor: That light housekeeping shall not be permitted or suffered in said premises and that only the kitchen shall be used for cooking without the written consent of said Lessor or his agents, that the Lessee shall replace all glass broken and keys lost or broken, if and when broken and lost, will pay all bills for water, gas and electricity used on or about said premises; to take good care of said premises, commit no waste of property or permit same to be done, and to keep in good condition all water closets, laboratories, fixtures and other plumbing and all electrical wires and fixtures, and to clear all sewers and drains that may become stopped; that Lessee will promptly repair and make good all injury or damage to said premises caused by the Lessee, members of Lessee's family, or any other person or persons on or about said premises, and that failing so to do the Lessor, by giving five days' notice to the Lessee, may repair and make good the same at the cost of the Lessee, and such cost shall be considered as additional rent for said premises, secured by landlord's lien, and that the Lessee will pay the Lessor on the first day of the month following the month in which the same were incurred by the Lessor; that the Lessor shall have a lien upon all goods, furniture and effects and fixtures of the Lessee on said premises, or to be placed thereon during said term, for the rent for the full term hereof and for any other amounts owing or accruing hereunder, in addition to the statutory landlord's lien.
6. In the event the Lessee fails to pay any one or more of said installments of rent, or any other amount owing or accruing hereunder, as and when due, or if the Lessee removes, or attempts to remove, or permits to be removed from said premises, without the written consent of the Lessor or his agents, any of the goods, furniture, effects or other property of the Lessee brought thereon, without first paying in full all rent herein reserved for the entire term, or if an execution or other legal process is levied upon said goods and chattels, or upon the interest of the Lessee in this lease, or if a petition in bankruptcy is filed by or against Lessee, or any assignment for the benefit of creditors is made by Lessee, or if a receiver of Lessee's property is appointed, or if the Lessee uses or permits any part of the premises to be used for any immoral, illegal or purpose prohibited by State, County, City or Federal Laws, or if Lessee uses or permits the same to be used for any other purpose than for which the premises are hereby let, or if the Lessee vacates before the expiration of said term without the written consent of the Lessor or his agents, or if the Lessee fails to allow Lessor, or Agents, to show said premises, or if Lessee violates any of the other terms, conditions or covenants herein contained, then, and upon the happenings of any one or more of said events, Lessor or his agents may, at their option, mature and make due any payable, all rent reserved herein, immediately upon giving written notice to said Lessee. The Lessor or his agents may, whether the above option is exercised or not, terminate this lease upon the happenings of any one or more of the above events, and may upon giving twenty-four hours' written notice to Lessee terminate this lease, re-enter, take possession and re-let said premises. The said rights of the Lessor or his agents to mature said rents and to terminate this lease, as above provided shall be and remain in full force and effect continuously after the happenings of any one or more of said events, and the failure of Lessor or his agents to exercise said rights, or either of them, shall not be deemed a waiver or relinquishment thereof. No re-entry hereunder shall bar the recovery of rent or damages for breach of any of the terms, conditions or covenants on the part of the Lessee herein contained. The receipt of rent after breach or conditions broken shall not be deemed a waiver or forfeiture or a waiver of the right of the Lessor or his agents to terminate said lease to re-enter or re-let said premises.
7. If the Lessee vacates said premises before the expiration of said term, without the written consent of the Lessor or his agents, the Lessor or his agents may re-enter, and re-let same, from time to time, without notice to the Lessee, as the Agent of Lessee, and such re-entry and re-letting shall not discharge the Lessee from any liability for rent nor from any of the terms, conditions or covenants of this lease; and the Lessee shall make good to the Lessor the difference, if any, between total rental as provided in the within contract and the total rental collected and remitted from such sub-tenant or tenants.
8. Any notice provided for herein may be delivered, if by Lessee to Lessor by certified mail to Lessor's Agent, or if by the Lessor to the Lessee, by serving on the Lessee in person or by leaving said notices at the leased premises or by mailing said notice to Lessee at the leased premises by ordinary or registered mail. Lessee hereby agrees that any notice addressed to him at the above address shall be legal notice the same as if personally served. All notices hereunder must be given in writing and notices not given in writing will be considered void and without effect.
9. Any notice provided for herein may be delivered, if by the Lessor to the Lessee, by serving on the Lessee in person or by leaving said notices at the leased premises or by mailing said notice to Lessee at the leased premises by ordinary or registered mail. Lessee hereby agrees that any notice addressed to him at the above address shall be legal notice the same as if personally served. All notices hereunder must be given in writing and notices not given in writing will be considered void and without effect.

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60. Lessor acknowledges receipt of \$ n/a from Lessee as a cleaning, repair and replacement charge. This sum of money
 61. shall be refunded to Lessee, without interest, if all the following terms and conditions are met:
 62. A. This lease is terminated at the end of the initial term or any renewal term and Lessee is not in default; no refund will be made if
 63. this lease is terminated or if the premises are sublet or re-let other than on a renewal or anniversary date of this lease agreement,
 64. nor shall such sum be applied to any sublease or re-let fee due to Lessor or his agent, nor to any rent due hereunder.
 65. B. Lessee surrenders possession and all keys to Lessor;
 66. C. Inspection by Lessor or his Agent after surrender of possession reveals to the sole satisfaction of Lessor or his agent that the premises
 67. are clean and free of damage. Lessor or his agent, in his sole discretion and without further notice to Lessee, may elect not to refund
 68. any sum, in which event said sum shall be considered as additional rent.
 69. Nothing herein shall be deemed to limit the liability of Lessee for damage to the premises or cleaning required to the amount of the
 70. cleaning, repair and replacement charge, and such charge shall not be considered as liquidated damages. If all or any portion of said charge is
 71. not refunded, Lessor will give Lessee a written breakdown of said non-refunded amount and/or said refund in full within 45 days after vacancy,
 72. if provided with a forwarding address.
 73. The Lessee shall not under-lease, sub-let or sub-rent said premises, or any part thereof, or transfer or assign within lease, without the
 74. written consent of the Lessor or his agents. Each transfer and assignment, and each sub-letting or renting of said premises, unless the written
 75. consent of the Lessor or his agents be first obtained, shall be and is null and void, at the option of the Lessor or his agents. It is expressly
 76. understood and agreed that the Lessee is NOT RELEASED from any liability for rent or from any of the conditions and covenants of the
 77. within contract when so transferred.
 78. THIS LEASE SHALL BECOME NULL AND VOID in the event the said building shall be entirely destroyed or rendered entirely unfit
 79. or incapable of being used for the purpose for which the same is hereby let, by fire or other casualty, beyond the control of the Lessee, Lessee's
 80. family or other occupants of within leased premises, or in the event said building should be condemned and the Lessor or his agents be forced
 81. to tear down and remove said building by the State, County and City authorities, and the liability of the Lessee for the rents thereafter accruing
 82. hereunder shall cease upon the happening of either of said events and such condemnation by said authorities, destruction or injury shall operate
 83. as a cancellation of this lease and Lessee shall thereupon at once give up possession without further notice from Lessor or Agents, surrender
 84. possession of said premises to the Lessor or his agents, and rent shall be payable only to the time of said surrender.
 85. If said premises are so injured by fire, rain, wind or earthquake as to render the same partially untenable or partially unfit for the use
 86. or purpose for which the same are hereby let and are repairable within a reasonable time after written notice of said injury is given
 87. by the Lessee to the Lessor or his Agents, then, and in any of those events, the Lessor or Agents may repair the same within said time, and the
 88. rent during said time shall be reduced in the proportion that said premises in said untenable or unfit conditions bears to said premises in
 89. their condition before said injury, provided, however, that in the event Lessor or his agents fail to commence said repairs within thirty days
 90. after Lessee shall notify Lessor or his agents of such Injury, this lease may be terminated by Lessee by written notice at any time after the
 91. expiration of said thirty days, and before said repairs are commenced by Lessor or his agents.
 92. It is expressly understood and agreed that the Lessor or his agents are in no wise responsible for any damage that may accrue caused by
 93. repairing, restoring, or rebuilding said premises as above provided; nor shall the Lessor or his agents be liable for any damage caused by or grow-
 94. ing out of any breakage, leakage, getting out of order, or defective condition of any pipes, toilets, plumbing, electric wires, or fixtures, gas
 95. pipes, fixtures, apparatus, or connections, or any of them, or caused by or growing out of any defects in said premises, or any part thereof, or
 96. by fire, wind, rain or other cause, or during the repairing, alteration, or construction thereof.
 97. The Lessee further agrees that, upon the termination or expiration of the within lease, to surrender quiet, and peaceable possession of
 98. said premises in the like good order as at the commencement of said term, and notice so to do is hereby waived. It is further understood and
 99. agreed that if the Lessee shall continue in possession of any part of said premises after the expiration of the aforesaid term, without the written
 100. consent of Lessor or his agents, then this lease, at the option of the Lessor or his agents, shall continue in full force for such length of time as
 101. Lessor may elect up to one year from date of expiration with all conditions, covenants, and terms herein set forth, except that the rental of
 102. said premises shall be DOUBLE THE AMOUNT herein fixed.
 103. The Lessee hereby agrees that any written notice addressed to him in care of the premises herein leased or left on leased premises shall
 104. be legal notice the same as if personally served. If this lease is terminated by the Lessor for any reason, including the non-payment of rent, and
 105. the Lessee pays the rent, attorneys fees and other charges due and thus makes himself or herself current, and/or remains or continues to be in
 106. possession of the leased premises or any part thereof, with the Lessor's consent, then this lease will be considered reinstated and will continue
 107. in effect as though it had not been terminated.
 108. The Lessee agrees to pay the Lessor or his agents a reasonable attorney's fee in the event of the employment of an attorney to collect
 109. any rents, damages, or amounts that may become due by the Lessee under the within contract, or to file and prosecute a suit against Lessee
 110. or one holding under this lease for unlawfully withholding possession of said premises, or to protect the interest of the Lessor in the event
 111. the Lessee is adjudged a bankrupt or legal process is levied upon the goods and chattels of the Lessee in or upon said premises, or because of
 112. the violation of any of the terms, conditions, or covenants on the part of the Lessee herein contained. In order to further secure prompt
 113. payment of said rents, or any other amounts, as and when the same mature, and the faithful performance by the Lessee of all and singular
 114. the terms, conditions, and covenants on the part of said Lessee herein contained, and all damages and costs that the Lessor or his agents may
 115. sustain by reason of the violation of said terms, conditions, or covenants, or any of them, the Lessee does hereby waive any and all rights to
 116. claim or have any personal property of the Lessee exempt from levy or other legal process under the Constitution and Laws of the State of
 117. Alabama or any other State of the United States.
 118. IN TESTIMONY WHEREOF, we have hereunto set our hands, in duplicate, the day and year first above written.

THE COMMISSIONS PAYABLE FOR THE SALE, LEASE OR MANAGEMENT OF PROPERTY ARE NOT SET BY THE BIRMINGHAM BOARD OF REALTORS BUT IN ALL CASES ARE NEGOTIABLE BETWEEN THE BROKER AND THE CLIENT

I CERTIFY THIS DOCUMENT WAS FILED
 1982 MAR 22 AM 10:14
 Deed 18.00
 Rec. 3.00
 Sub. 1.00
 22.00

This is a lease/purchase contract. There are two mortgages on the property (United Virginia Mortgage Company and Engel Mortgage Company) with monthly payments currently totaling \$525.31, including taxes and insurance. The property is occupied by a tenant paying as rent the sum of \$550.00 per month. Simultaneously with the execution of this lease/purchase contract, Lessee has paid to Lessor the sum of \$18,000, as rent in advance. Beginning with the April 1, 1982 rent payment, Lessee shall collect all rents directly from the current tenant, and future tenants. Lessor shall continue to make the monthly mortgage payments referred to above, but shall be reimbursed the amount of such mortgage payments on the first day of each month when they are due, by Lessee. If in the future the amount of the mortgage payments changes because of increases or decreases in the escrow requirements of the mortgage companies, the amount by which Lessee reimburses Lessor each month shall be similarly changed. Lessee may at any time purchase the property from Lessor by either paying in full both of the mortgages on the property, or by qualifying to, and assuming both of them. Lessor agrees not to further encumber the property in any way, and to convey same to Lessee by general warranty deed free of all encumbrances except those of record, and to provide a title insurance policy at closing insuring good title in the Lessee. All closing costs to be divided equally between Lessee and Lessor, except transfer fees, which are to be paid by Lessee. All window treatments to remain. Unless purchased earlier by Lessee, as described above, this lease shall have a term of 25 years.

Andy H. Bloodworth (L.S.) Lessor.
 By Patsy M. Bloodworth (L.S.) Lessor
Emmitt B. Jackson (L.S.) Lessee.
 (Tenant Sign Above)
Janice J. Jackson (L.S.) Lessee.
 (Tenant Sign Above)
James H. Adams Witness
Rebecca L. Adams Witness

E.B.S. - J.J.J.
 SB - P.H.B.