

by and between CHARLES GARZAREK AND BETSY CAIN, party of the first part,
hereinafter called the Lessor, by JOHN E. MEDARIS, agent, and
NANCY CHAPPELL AND HENRY LEVESQUE,
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:

Lot 24, Block 1

Green Valley third sector subdivision as recorded in the office
of Judge of Probate, Shelby County, Alabama also known as 319
Fran Drive, Montevallo, AL 35115

for occupation by them as lessor and not otherwise, for and during the term of ONE YEAR

to wit: from the 9th day of July 1982 to the 9th day of July 1983
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 office of said Agent for the same, \$343.00
2 on 1st day of the month in advance, being at the rate of \$ 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 their 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
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 lessor
28 in their 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 they 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 they 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.

(ATTACHED TO THE BACK PLEASE)

(SEE OPTION TO PURCHASE AGREEMENT)

In the event of destruction of the house, Two Thousand and 00/100
Dollars (\$2,000.00) paid for Option to Purchase may be returned to
lessee out of lessors insurance proceeds.

In Testimony Whereof, We have hereunto set our hands and seals this 9 day of

WITNESSES:

Charles Garzarek (Seal)

Betsy Cain Agent (Seal)

Henry Levesque (Seal)

Nancy Chappell (Seal)

Witness, Allen Davis

OPTION TO PURCHASE

STATE OF ALABAMA)

COUNTY OF SHELBY)

A lease agreement having been entered into between Charles Garzarek and former wife Betsy Cain the owners of certain real property known as Lot 24 Block 1 of the Green Valley third sector subdivision as recorded in the office of Judge of Probate Shelby County, Alabama and Nancy Chappell and Henry Levesque. Nancy Chappell and Henry Levesque having agreed to rent or to lease said property for one year desire to have an Option to Purchase the property at the end of one year.

Chappell and Levesque, in consideration for this Option to Purchase are paying the sum of Two Thousand and 00/100 Dollars as of the date of execution of this instrument. This is a nonrefundable sum that shall be applied to the purchase of the sellers equity in the house. Purchasers must agree to exercise this option within one year and prior to the termination of the lease.

Terms of the purchase are as follows:

1. The assumption of that first mortgage at Jefferson Federal Savings and Loan Association.

2. Execution of a second mortgage payable to the sellers in the amount of Eleven Thousand and 00/100 Dollars; 12% interest payable over a Ten (10) year period.

3. Three Thousand and 00/100 Dollars to be paid at time Option to Purchase is exercised. This option is not assignable without the express written consent of both sellers.

Neither party shall further encumber the property.

WITNESS

CHARLES GARZAREK

WITNESS

BETSY CAIN

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 JUL 26 AM 9:30

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Deed 4.00

Rec. 3.00

Ind. 1.00

8.00

NANCY CHAPPELL

HENRY LEVESQUE