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TERMINATION OF LEASE AGREEMENT

THIS TERMINATION OF LEASE AGREEMENT made as of this 11th day of February, 1983, between THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF HOOVER, a public instrumentality organized and existing under the laws of the State of Alabama (the "Board"), and MADISON HEIGHTS PARTNERSHIP, a partnership duly created and validly existing under the laws of the State of Illinois (the "Partnership").

WHEREAS, the Board, as lessor, and the Partnership, as lessee, entered into a Lease Agreement dated March 1, 1982 (the "Lease Agreement"), under which the Board agreed to lease to the Partnership the premises described in Exhibit "A" attached hereto and incorporated herein, together with certain buildings, improvements, fixtures, equipment and personal property located thereon; and

WHEREAS, the Lease Agreement was recorded on April 6, 1982 at 12:01 P.M. in the Probate Office of Shelby County, Alabama, Deed Book 339, Page 13; and

WHEREAS, the Board and the Partnership desire to terminate the Lease Agreement.

NOW, THEREFORE, the Board and the Partnership hereby agree that the Lease Agreement is hereby terminated and annulled and shall no longer have any force or effect as of the date hereof.

IN WITNESS WHEREOF, the parties hereto have duly executed this Termination of Lease Agreement as of the date first above written.

[SEAL]

Attest:

Secretary-Treasurer

By:

Partner

Witness:

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF HOOVER

By:

Chairman

MADISON HEIGHTS PARTNERSHIP

By:

Partner

Witness:

John J. Watter

BOARD ACKNOWLEDGMENT

STATE OF ALABAMA

:
: SS.
:

COUNTY OF JEFFERSON

On this, the 7th day of March, 1983, personally appeared before me John M. Anderson Jr., personally known to me and known by me to be the person who executed the foregoing instrument in the name and on behalf of The Industrial Development Board of The City of Hoover, who, being by me duly sworn, did depose and say that he is the Chairman of said Board, that said Board is the body corporate and politic described in and that executed the said instrument, and acknowledged said instrument so executed to be the voluntary act and the voluntary act and deed of said Board, and stated on oath that said instrument was so signed by him and sealed and attested by Lee J. [Signature], Secretary-Treasurer of said Board, and delivered on behalf of said Board and at its direction, and that the seal affixed to said instrument is the official seal of said Board.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year aforesaid.

Cathy St. Vanecek
Notary Public

(Notarial Seal)

My Commission Expires: 7-13-85

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PARTNERSHIP ACKNOWLEDGMENT

STATE OF ILLINOIS

:
: SS.
:

COUNTY OF WINNEBAGO

BE IT REMEMBERED, That on this 28th day of February, 1983, before me, the subscriber, a Notary Public in and for the above State and County, personally appeared O. B. Harding and O. B. Harding, who I am satisfied are the persons who signed the within instrument, and acknowledged that they are partners in Madison Heights Partnership, a general partnership, and that they signed, sealed and delivered the same on behalf of said partnership, being duly authorized to do so under its partnership agreement, as the voluntary act and deed of said partnership, for the uses and purposes therein set forth.

WITNESSETH my hand and seal.

Jacqueline A. Vandre
Notary Public

My Commission Expires: October 14, 1986

Prepared by: Robert J. Jones, Esquire
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Philadelphia, Penna. 19102
Bond Counsel for
The Industrial Development
Board of the City of Hoover

In cooperation with:
Jack H. Harrison, Esquire
2204 Lakeshore Drive, Suite 320
Birmingham, Alabama 35209

John J. Watter

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

1983 MAR 21 AM 8:06

EXHIBIT "A"

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec'd 6.00
Ind'd 1.00
7.00

Description of Real Estate

A parcel of land situated in Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the southeast corner of the NE1/4 of SE1/4 of Section 19, Township 19 South, Range 2 West, run in a northerly direction along the east line of said section for a distance of 283.46 feet; thence turn an angle to the left of 90 degrees and run in a westerly direction for a distance of 729.70 feet; thence turn an angle to the left of 40 degrees 23'12" and run in a southwesterly direction for a distance of 262.29 feet; thence turn an angle to the right of 30 degrees 38'09" and run in a westerly direction for a distance of 303.59 feet; thence turn an angle to the right of 92 degrees 43'07" and run in a northerly direction for a distance of 328.01 feet to the northwest corner of the Gaskill property being the point of beginning; thence turn an angle to the left of 27 degrees 29'22" and run in a northwesterly direction for a distance of 368.30 feet; thence turn an angle to the right of 63 degrees 26'10" and run in a northeasterly direction for a distance of 293.71 feet to a point on the curved southwest right-of-way line of Parkway Office Circle with said 293.71 foot line being radial to said curved right-of-way line, said curved right-of-way line being concave in a northeasterly direction and having a radius of 780.00 feet; thence turn an angle to the right and run in a southeasterly direction along the arc of said curve for a distance of 161.96 feet to the end of said curve; thence run in a southeasterly direction along a line tangent to the end of said curve for a distance of 177.95 feet to a point of beginning of a second curve, said second curve being concave in a southwesterly direction and having a radius of 310.00 feet and a central angle of 64 degrees, 06 minutes; thence run along the arc of said curve for a distance of 346.81 feet to the end of said curve; thence run in a southeasterly direction along a line tangent to the end of said curve for a distance of 72.16 feet to the most northerly corner of the Gaskill Property; thence turn an angle to the right of 84 degrees 11 minutes 48 seconds and run in a southwesterly direction for a distance of 495.17 feet to the point of beginning.

RECORD OWNER OF REAL PROPERTY: The Industrial Development Board of the City of Hoover.

EXHIBIT "A"

John L. Watter