

AGREEMENT FOR TENANCY AT WILL

STATE OF ALABAMA

COUNTY OF SHELBY

THIS AGREEMENT made this the 1st day of March 1986 between A.P. Thomasson, c/o McConnell & Meaher, Inc. P.O. Box 2672, Mobile, Alabama 36652 hereinafter called Lessor and Luke Jones, Route 1, Box 2385, Shelby, Alabama 35143 hereinafter called the Lessee.

W I T N E S S E T H:

1. Lessor does hereby lease and let unto the Lessee and the Lessee does hereby rent from the Lessor the following lands in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed North 1° 18' 14" West along the East boundary of said quarter-quarter section for a distance of 469.73 feet to a point on the Southerly right-of-way line of Shelby County Road No. 71; thence proceed South 45° 39' West along the Southerly right-of-way line of said road for a distance of 25.6 feet; thence proceed South 3° 40' 17" East for a distance of 452.65 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, and contains 0.10 acres, the above property is subject to all right-of-ways and easements as per plat attached.

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2. The terms and conditions of this Lease and Agreement are as follows: This lease shall be for a period of ten years, to-wit: From the 1st day of February, 1986 to the 1st day of February, 1996 provided that the lease may be cancelled by either party upon giving thirty days written notice to the other party of the intent to cancel this lease. Lessor may delete any area or areas of this lease upon thirty days written notice to Lessee if any additional area is required for expansion or use in the manufacturing of textiles or any other product.

The rent for the term of lease shall be the sum of One Dollar (\$1.00) and the Lessor does hereby acknowledge the receipt of the sum of One Dollar for the ten year lease.

This lease may not be assigned or subleased by Lessee without the written consent of the Lessor.

The lands leased hereby shall be used by the Lessee for lawn, garden, recreational use and ingress and egress subject to all requirements of Alabama Law. The Lessee shall not construct any additional structures, buildings or place any other items of a permanent nature on said property without the written consent of Lessor. All of Lessee's operations shall be at Lessee's own expense and by means of Lessee's own selection, and shall be exclusively at the risk and responsibility of Lessee; and Lessor shall have no liability either directly or indirectly on account of Lessee's operations. Lessee

McConnell & Meaher Inc.
2502 - First Natl Bank Bldg.
P.O. Box - 2672
Mobile, Al. 36652

shall indemnify and hold harmless the Lessor against any loss, liability or expense of any kind incurred on account of personal injuries, death or property damage which may arise (or may be alleged to have arisen) from any operations hereunder by Lessee or Lessee's guests, contractors, employees, agents or representatives even though such injury, death or damage may be (or may be alleged to be) attributable to negligence or other fault on the part of the Lessor or Lessor's officers, agents, employees or subcontractors; Lessee acknowledges that the provisions of this sentence were specifically bargained for between Lessee and Lessor. The Lessee is granted the right to continue the existence of any fences as they are now placed on the property and to maintain said fence or fences during the term of this lease, but no fencing is to be hung or attached to green trees. The Lessee is permitted the right to move any fences or other structures placed on the property by him within thirty days after the expiration of this lease, and any and all fences or other structures erected by him or placed by him on the property either before or during the term of this lease and not removed from the premises within said period of time shall be and become the property of the Lessor. The Lessee also agrees, at his sole cost and expense, within thirty days from the expiration of this lease, to remove any debris, junked cars or other motor vehicles from the leased premises and to clean up the leased premises to the reasonable satisfaction of the Lessor.

Nothing contained herein shall be construed as a warranty that said property is fit or suitable for the use and purpose for which leased. The Lessee agrees to indemnify the Lessor and to hold the Lessor harmless from any and all claims, demands, liabilities, losses and expense which may arise out of or in connection with the Lessee's use of aforesaid property; Lessee acknowledges that the provisions of this sentence were specifically bargained for between Lessee and Lessor. Lessor reserves the right to cut and remove timber from said property and to go upon the property for the purpose of looking after and protecting, estimating, cutting and removing timber. Lessor also reserves the right to conduct geophysical work and to drill, explore and produce oil, gas and other minerals on or under said property.

If default is made by Lessee in the performance of any of the terms and conditions of this lease or should execution or other process be levied upon the interest of the Lessee in this lease, the Lessor shall have the right at Lessor's option to re-enter said premises and to annul this lease in which event all rights to the Lessee by the terms of this lease shall become null and void and of no force and effect and all improvements now or hereafter constructed on said property shall at that time be and become the property of Lessor.

IN WITNESS WHEREOF, A.P. Thomasson as Lessor and Luke Jones

as Lessee have hereunto set their hands and seals
in duplicate, this day and year first above written.

Isabelle B. Thomasson
Witness

BY: A.P. Thomasson
A.P. Thomasson

Wallace Lee Smith Jr
Witness

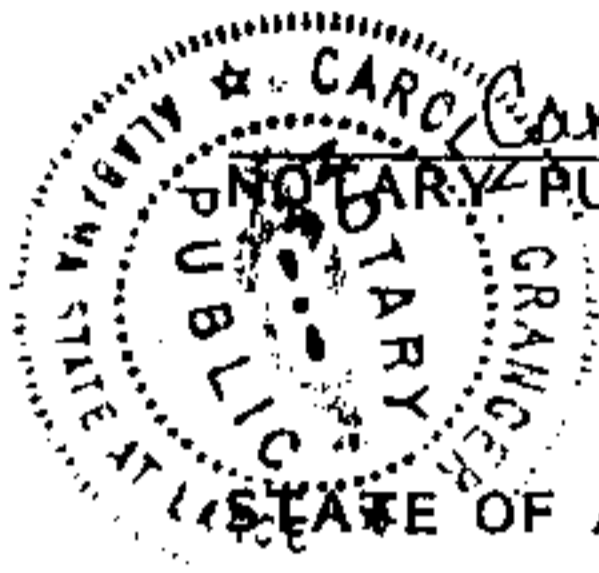
Luke Jones
Luke Jones

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State and County hereby certify that A.P. Thomasson, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of March



Carol V. Cranger
NOTARY PUBLIC, SHELBY COUNTY, ALABAMA

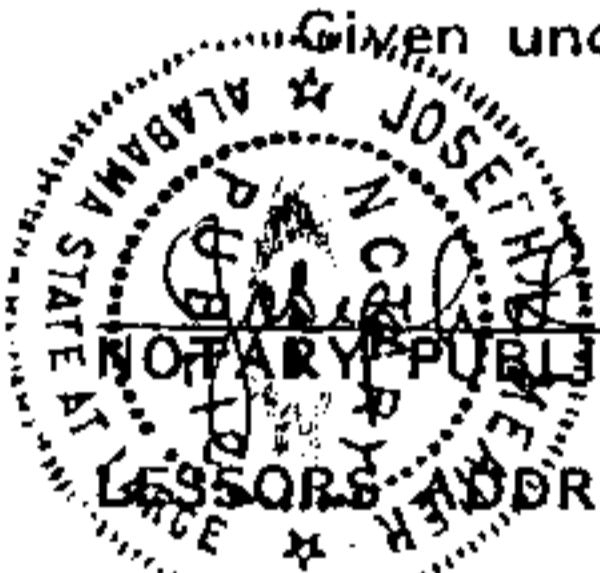
MY COMMISSION EXPIRES 4-25-88
STATE AT LARGE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Luke Jones, Route 1, Box 2385, Shelby, Alabama 35143 whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of March 1986



Joseph L. Meaher
NOTARY PUBLIC, SHELBY COUNTY, ALABAMA

LESSORS ADDRESS:

A.P. Thomasson
c/o McConnell & Meaher, Inc.
P.O. Box 2672
Mobile, Alabama 36652

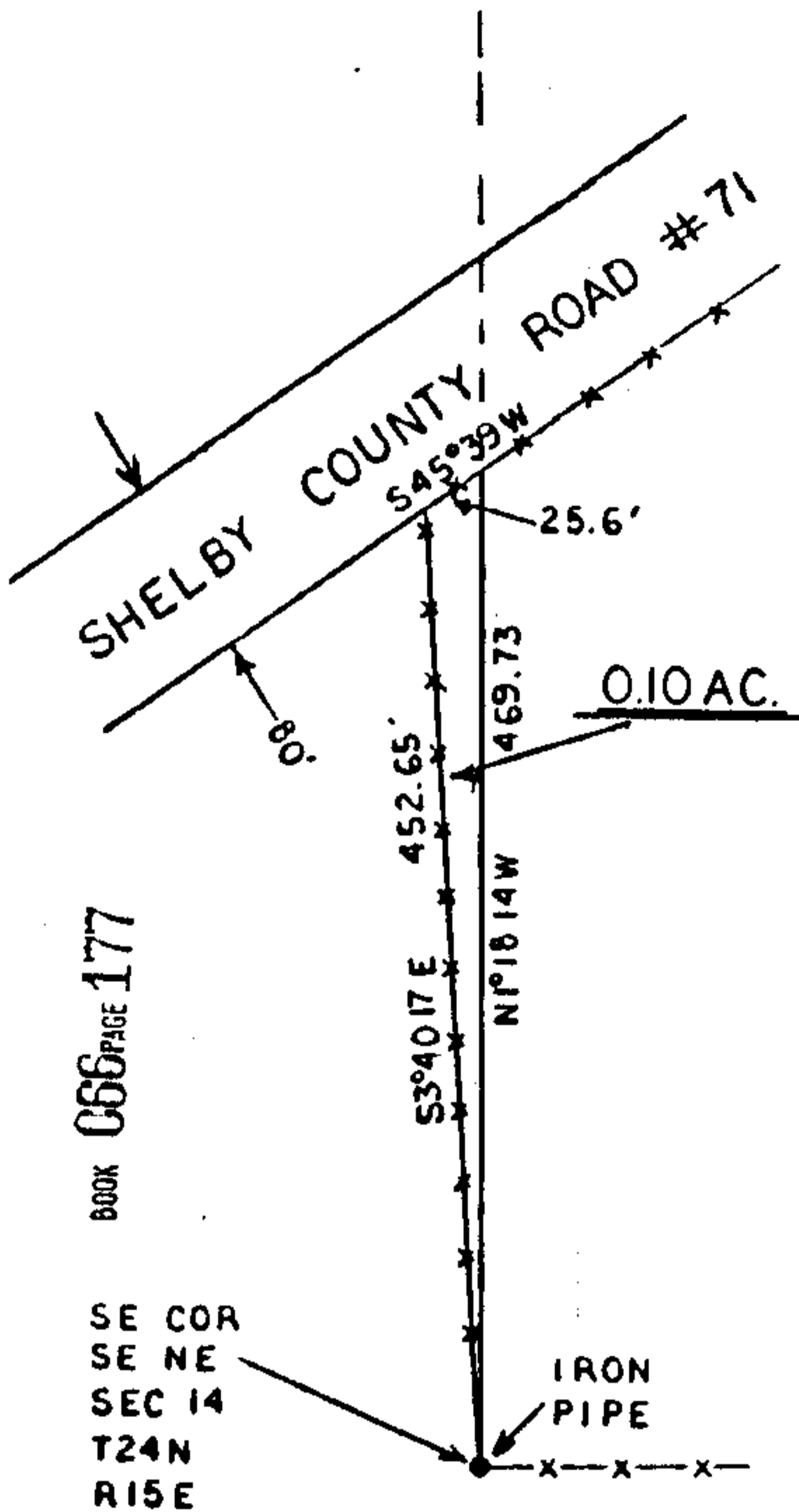
MY COMMISSION EXPIRES 3-7-88

LESSEES ADDRESS:

Luke Jones
Route 1, Box 2385
Shelby, Alabama 35143

THIS INSTRUMENT PREPARED BY:
JOSEPH L. MEAHER
McCONNELL & MEAHER, INC.
P.O. BOX 2672
MOBILE, ALABAMA 36652

LESSEE: MIKE JONES
LESSOR: A.P. THOMASSON



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SE COR
SE NE
SEC 14
T24N
R15E

IRON
PIPE



SCALE 1" = 100'

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

1986 APR -1 AM 10:10

Thomas P. Thomasson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Mtg. Tax		
3. Recording Fee		12.50
4. Indexing Fee		1.00
TOTAL		13.50

STATE OF ALABAMA
SHELBY COUNTY

I, Dowell M. Ray, hereby certify that the above is a true and correct map of the property shown being more particularly described as follows, to-wit: Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, as the point of beginning. From this beginning point proceed North 1° 18' 14" West along the East boundary of said quarter-quarter section for a distance of 469.73 feet to a point on the Southerly right-of-way line of Shelby County Road No. 71; thence proceed South 45° 39' West along the Southerly right-of-way line of said road for a distance of 25.6 feet; thence proceed South 3° 40' 17" East for a distance of 452.65 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, and contains 0.10 acres, the above property is subject to all right-of-ways and easements.

According to my survey this the 11th day of December, 1985.

Dowell M. Ray
Dowell M. Ray, Ala. Reg. NO. 1719
Ray, Peoples & White, Inc., Ala. Cert. No. 115