

THE STATE OF ALABAMA,
COUNTY

This lease, made 1st day of APRIL 1979

by and between _____ party of the first part,
hereinafter called the Lessor, by _____ agent, and
RUTH E. DAVIS DBA AS TOBACCO WORLD & CONV. STORE AND SNAPPY PRINTING SERVICE
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
CITY OF PELHAM, ALABAMA - SHELBY COUNTY THE FOLLOWING DESCRIBE PROPERTY:

for occupation by same as BUSINESS, for and during the term of 1 years

to wit: from the 1st day of APRIL 1979 to the 1st day of APRIL 1979
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 same for the same, \$350.00
2 on 1st day of each 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 his 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.

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 \$500.00 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 \$500.00 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.

AT ANYTIME LESSOR MAY WISH TO SELL THE ABOVE PROPERTY, LESSEE HAS FIRST OPTION TO
PURCHASE PROPERTY AT OFFERED PRICE.

LESSEE HAS THE OPTION TO RENEW THIS LEASE FOR TWO YEARS, FROM APRIL 1, 1982 TO APRIL
1, 1984.

In Testimony Whereof, We have hereunto set our hands and seals this 1st day of

APRIL INSTRUMENT WAS FILED 1979

1986 AUG 29 PM 12:15

WITNESSES:

Rec'd 2.50
Jud 1.00
3.50

JUDGE OF PEACE

Agent (Seal)

(Seal)

1932 Valleydale Rd.
B'ham AL 35244