

ESTOPPEL CERTIFICATE

May 22, 1995

TO: SouthTrust Bank of AL, N.A.
c/o Eason Eyster & Sandner Incorporated
2101 Highland Avenue, Suite 700
Birmingham, AL 35205

RE: Sears Unit #7996
206 Oak Mountain Circle
Pelham, Alabama

The undersigned, Sears, Roebuck and Co., as the tenant under that certain lease dated March 6, 1990, as supplemented by Lease Supplement dated August 30, 1990 (collectively, the "Lease"), by and between Oak Mountain Associates, as Landlord, and Sears, Roebuck and Co., as Tenant, covering the premises commonly known as 206 Oak Mountain Circle, Pelham, Alabama (the "Premises"), hereby certifies that as of the date hereof:

1. The Lease is in full force and effect and has not been modified or amended, except as stated above.
2. The term of the Lease commenced on June 18, 1990 and will continue until August 17, 2000, subject to renewal and cancellation rights as provided in the Lease.
3. No rent has been paid more than one month in advance.
4. Tenant has not received nor has Tenant given any notice of default pursuant to the terms of the Lease.

This Estoppel Certificate is given solely for your information and may not be relied upon by any other person or entity, nor shall it in any way create any liability in, or provide any right of action against Sears, Roebuck and Co., its officers, directors, agents, employees and representatives.

SEARS, ROEBUCK AND CO.

By: 

Barry D. Kaufman
Vice President
Real Estate

Inst # 1995-26972

09/26/1995-26972
10:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

PELHMEST

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