



**SHERWIN-WILLIAMS.**



20120507000160880 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/07/2012 02:12:20 PM FILED/CERT

### **ESTOPPEL CERTIFICATE**

**To: Chelsea Commons, LLC and State Farm Bank, F.S.B.**

**Re: Lease dated September 13, 2005, as subsequently amended, extended, renewed or otherwise modified by Lease Amendment Agreements dated May 30, 2006 and March 5, 2010 (the "Lease") between Chelsea Commons, LLC ("Lessor") and The Sherwin-Williams Company ("Sherwin-Williams") for space located in Colours Plaza and known by street address as 16641 U.S. Highway 280, Suite 100, Chelsea, Alabama (the "Premises").**

**Ladies and Gentlemen:**

**The undersigned hereby confirms the following as of the date hereof:**

- 1. The Lease is in full force and effect and has not been modified, supplemented or amended, except as set forth above. The Lease represents the entire agreement between Lessor and Sherwin-Williams in respect of the Premises.**
- 2. Sherwin-Williams has accepted delivery of the Premises and is in occupancy thereof.**
- 3. The term of the Lease commenced June 1, 2006 and expires May 31, 2016.**
- 4. The monthly rent provided for under the Lease is \$6,562.50 and has been paid through February 29, 2012. No other prepayments of rent have been made by Sherwin-Williams.**
- 5. The Lease contains an option allowing Sherwin-Williams to renew the term of the Lease for two (2) additional periods of five (5) years each.**
- 6. To the best of the undersigned's knowledge, Sherwin-Williams has no claim, defense or offset against Lessor under the Lease and Sherwin-Williams is not aware of any fact or circumstance that now constitutes or, with the giving of notice or the passage of time, or both, would constitute a default or breach by Lessor under the Lease.**
- 7. Sherwin-Williams has paid no security deposit to Lessor.**
- 8. Sherwin-Williams has not sublet any part of the Premises or assigned any of its rights under the Lease.**



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9. Sherwin-Williams is not the subject of any filing for bankruptcy or reorganization under Federal or State law.
10. The individual signing this Certificate is duly authorized to execute it on behalf of Sherwin-Williams.


Very truly yours,

THE SHERWIN-WILLIAMS COMPANY,  
an Ohio corporation

By:   
Its: Assistant Secretary

Dated: February 6, 2012

This document was prepared by:  
Deborah M. Marchetti  
The Sherwin-Williams Company  
101 W Prospect Avenue  
Cleveland, OH 44115

  
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