

Memorandum of Lease Agreement

75 HAWTHORN STREET LEASE AGREEMENT

This is a memorandum of a full Lease Agreement that was made effective as of April 1, 2012 on April 1, 2012 between John and Marian Simmons ("Owners"), and DeltaDawn LLC ("DeltaDawn"). A copy of the full Lease Agreement is filed at 8800 Green Oak Drive in Tallahassee, Florida 32317.

THIS LEASE AGREEMENT ("Lease"), made this effective day of **April 1, 2012** between John and Marian Simmons ("Owners"), and DeltaDawn LLC ("DeltaDawn").

For good and valuable consideration, the parties agree as follows:

1. Leased Premises. Subject to the terms and conditions of this Lease and beginning on the Effective Date above, Owners will lease to DeltaDawn and DeltaDawn will lease from Owners the Home and all the Property ("Facility") located at 75 Hawthorn Street, Birmingham, Alabama 35242 in the County of Shelby. DeltaDawn will control, manage, operate, market, rent or sub lease the ("Facility") to any other party.

2. Warrants.

DeltaDawn warrants that its right to, control, manage, operate, market, rent or sub lease the ("Facility") to any other party is expressly made contingent upon DeltaDawn assuming all responsibilities, liabilities and all obligations of and for the Facility. and further warrants that it will defend and hold Owners harmless for any and all acts, actions, law suites, responsibilities, liabilities, and any other obligations brought on by the Operation or the Lease of the Facility or any and all claims that may be made against the Owners.

OWNERS: John and Marian Simmons

By Marian Simmons 4-19-2012
Owner

By John Simmons April 19, 2012
Owner

20120608000203740 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/08/2012 04:05:04 PM FILED/CERT

DELTADAWN LLC

By John Simmons April 19, 2012
Sales Manager

Prepared by
John Simmons



Ryan James
April 19, 2012