


PREPARED BY AND
WHEN RECORDED MAIL TO:
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600 Peachtree Street, N.E., Suite 5200
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20121120000445270 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
11/20/2012 09:14:25 AM FILED/CERT

TERMINATION OF SHORT FORM LEASE

THIS TERMINATION OF SHORT FORM LEASE (the "Termination Agreement") is made and entered into this 26th day of October, 2012, by and between B. V. KUMAR, an individual resident of the State of Alabama ("Landlord"), and CHICK-FIL-A, INC., a Georgia corporation ("Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated March 14, 1997 (the "Lease");

WHEREAS, Landlord and Tenant executed a Short Form Lease (the "Short Form Lease") dated June 4, 1997 which was recorded as Instrument No. 1997-17730 in the Office of the Judge of Probate of Shelby County, Alabama ("Official Records") to provide record notice of the Lease and the terms and conditions contained therein with respect to the Demised Premises (as defined in the Lease) more particularly described on Exhibit "A" attached hereto; and

WHEREAS, Landlord and Tenant desire to enter into this Termination Agreement for the purpose of terminating, canceling and removing of record the Short Form Lease.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and in the Lease, Landlord and Tenant hereby agree as follows:

1. The Short Form Lease is hereby terminated and rendered null and void and shall be deemed to be deleted and eliminated from the Official Records as of October 26, 2012.
2. This Termination Agreement will be binding upon the Demised Premises and will be deemed to run with the land.
3. The terms and provisions of this Termination Agreement will be binding upon, and will inure to the benefit of, the parties hereto, and their respective successors and assigns.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Termination Agreement to be executed the day, month and year first above written.

LANDLORD:

B. V. KUMAR
B. V. KUMAR

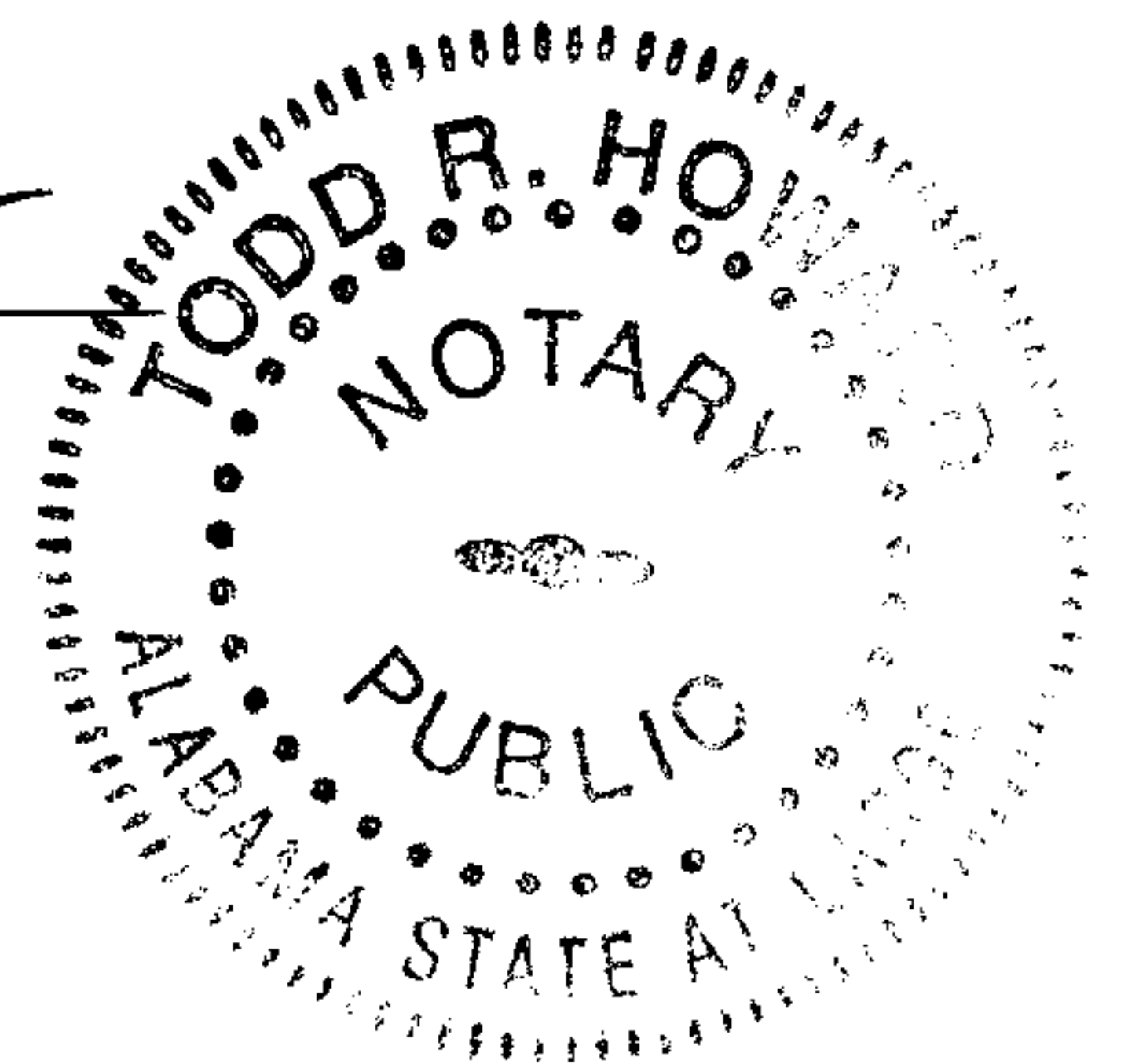
State of Alabama)

County of Madison)

I, Todd R. Howard, hereby certify that B. V. KUMAR, whose name is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand this 25 day of October, 2012.

Todd R. Howard
NOTARY



[SIGNATURES CONTINUE ON FOLLOWING PAGE]



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TENANT:

CHICK-FIL-A, INC., a Georgia corporation

By: [Signature]
Name: S. Tammy Pearson
Title: Vice President's Asst. Gen. Counsel

By: [Signature]
Name: Phillip Barrett
Title: Vice President

State of Georgia)

County of Fulton)

I, Rebecca A. Christian, hereby certify that S. Tammy Pearson
and Phillip Barrett, whose names, as the
Vice President and Vice President
of CHICK-FIL-A, INC., a Georgia corporation, are signed to the foregoing agreement, and who
are known to me, acknowledged before me on this day that, being informed of the contents of the
agreement, they, as such officers and with full authority, executed the same voluntarily for and as
the act of said corporation on the day the same bears date.

Given under my hand this 24 day of October, 2012.

[Signature]
NOTARY



[Barcode]
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EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

Part of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the Southwest 1/4 of Southeast 1/4 of said Section 31, run in a Northerly direction along the West line of said 1/4-1/4 section for a distance of 872.72 feet; thence turn an angle to the right of 60 degrees 38 minutes and run in a Northeasterly direction a distance of 747.35 feet; thence turn an angle to the right of 88 degrees 39 minutes 40 seconds and run in a Southeasterly direction for a distance of 99.7 feet to an existing iron pipe being on the Southerly right-of-way line of Alabama Highway #119; thence turn an angle to the right of 91 degrees 23 minutes 48 seconds and run in a Southwesterly direction along the Southerly right-of-way line of Alabama Highway No. 119 for a distance of 200.0 feet to an existing iron pin being the Point of Beginning; thence turn an angle to the left of 91 degrees 23 minutes 48 seconds in a Southeasterly direction for a distance of 350 feet along the Easterly property line to a point (hereinafter referred to as "Point A"); continue thence in a Southeasterly direction along the Easterly property line a distance of 55 feet, more or less, to the existing centerline of Bishop Creek; running thence along the existing centerline of Bishop Creek in a generally Northwesterly direction and following the meanderings thereof, a distance of 211.09 feet, more or less, to a point on the Westerly property line, which point is located Southeasterly along the Westerly property line from a point (hereinafter referred to as "Point B"); (the aforesaid distance along the existing centerline of Bishop Creek being traversed by a line from Point A to Point B as follows: turn 106 degrees 27 minutes 26 seconds right at Point A Southwesterly distance of 215.95 feet to Point B along the Westerly property line); thence leaving the existing centerline of Bishop Creek and running in a Northwesterly direction along the Westerly property line a distance of 88.50 feet, more or less, to a point; continuing thence in a Northwesterly direction along the Westerly property line a distance of 350 feet to the Southerly right-of-way line of Alabama Highway #119; thence turn an angle to the right of 121 degrees 07 minutes 11 seconds Easterly for a distance of 108.81 feet along Southerly right-of-way; thence turn an angle to the left of 31 degrees 07 minutes 11 seconds Northeasterly for a distance of 106.85 feet along said Southerly right-of-way to the Point of Beginning.

LESS AND EXCEPT that property conveyed to the State of Alabama in Instrument #1997-39682 and being more particularly described as follows:

A part of the Southwest 1/4 of the Southeast 1/4, Section 31, Township 19 South, Range 2 West, identified as Tract No. 12 on Project No. STPAA-7126(1) in Shelby County, Alabama, and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence North along the West line of said Southwest 1/4 of the Southeast 1/4 a distance of 830 feet, more or less, to the present South right-of-way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 360 feet, more or less, to a transition in right of way; thence Southeasterly along said transition a distance of 8 feet, more or less, to the West property line and the point of beginning of the property herein to be conveyed; thence continue Southeasterly along said transition a distance of 52 feet, more or less, to a point on the present South right of way of Alabama Highway 119 that is 70 feet Southeasterly of and at right angles to the centerline of said project; thence Southwesterly along a line which, if extended, would intersect a point that is 70 feet Southeasterly of and at right angles to said centerline at Station 27+00 a distance of 44 feet, more or less, to the West property line; thence Northwesterly along said West line a distance of 25 feet, more or less, to the point of beginning.

Together with the rights and easement created under that certain Mutual Reciprocal Easement Agreement for Shared Driveway between Applebee's of North Alabama and Bhamesh "Bob" V. Kumar recorded in Instrument #1997-17729.



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