

LONG TERM RESIDENTIAL LEASE

Veronica T. Grissom, referred to as OWNER, and Donald White, referred to as TENANT, agree:

TENANT leases from OWNER the following described property:

117 Rushton Lane, Calera Alabama, 35040

Beginning on October 1st, 2014 and ending on October 1st, 2024, for a total rental of \$96,000.00 (Ninety Six Thousand dollars) to be paid as follows \$800.00 (Eight Hundred dollars) per month, in advance, and without demand, and, if taxes are imposed on the rental these sums shall be paid by the owner.

TENANT has deposited with OWNER the sum of \$0.00 as a security deposit. OWNER shall dispose of the security deposit in conformity with the laws of TEXAS.

TENANT shall follow published rules and regulations concerning parking, noise, and use of facilities.

TENANT may sub-let the premises without the any approval of the OWNER.

OWNER shall have the right to enter the rented premises for the purpose of inspection and repairs only with 48 hours notice to the tenant.

TENANT shall maintain the sidewalks and other out door areas in conformity with all applicable rules and regulations. OWNER shall perform regular maintenance and cleaning of heating/cooling appliances, at OWNER'S expense. All repairs of appliances and the structure shall be the responsibility of the TENANT, except that repairs costing in excess of \$25.00, and not occasioned by the negligence of the TENANT or its family and visitors shall be the responsibility of the TENANT.

The premises shall be solely occupied as a Residential. TENANT shall make no alterations to any buildings or structures on the lease premises without the prior written consent of the OWNER. At the termination of the lease, the structures and alterations shall become the sole property of the OWNER.

In the final 30 days of the lease, the OWNER shall be entitled to show the premises to rental applicants.

At the conclusion of the lease, the TENANT shall quit the premises and deliver them to the OWNER in as good condition as they were at the commencement of the lease, ordinary wear and tear excepted.



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Shelby Cnty Judge of Probate, AL
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This lease shall be subordinate to any mortgages upon the real property, and tenant agrees to execute such stopple letters, subordination agreements and other materials required by the OWNER.

The following utilities shall be paid for and provided by OWNER. TENANT shall follow all reasonable regulations concerning the same:

Gas bill, Power Bill, Water Bill, Sewer Bill, Garbage Bills, Taxes, any Mortgages, Home owners insurance, H.O.A. Bills, Maintenance and up keep of the property shall be paid by owner.

All other utilities shall be paid for by TENANT.

In the event that the leased premises are condemned by lawful authority, or, destroyed by reasons other than the negligence of the tenant, the lease shall terminate at the time of condemnation or destruction. Any prepaid rent shall be refunded.

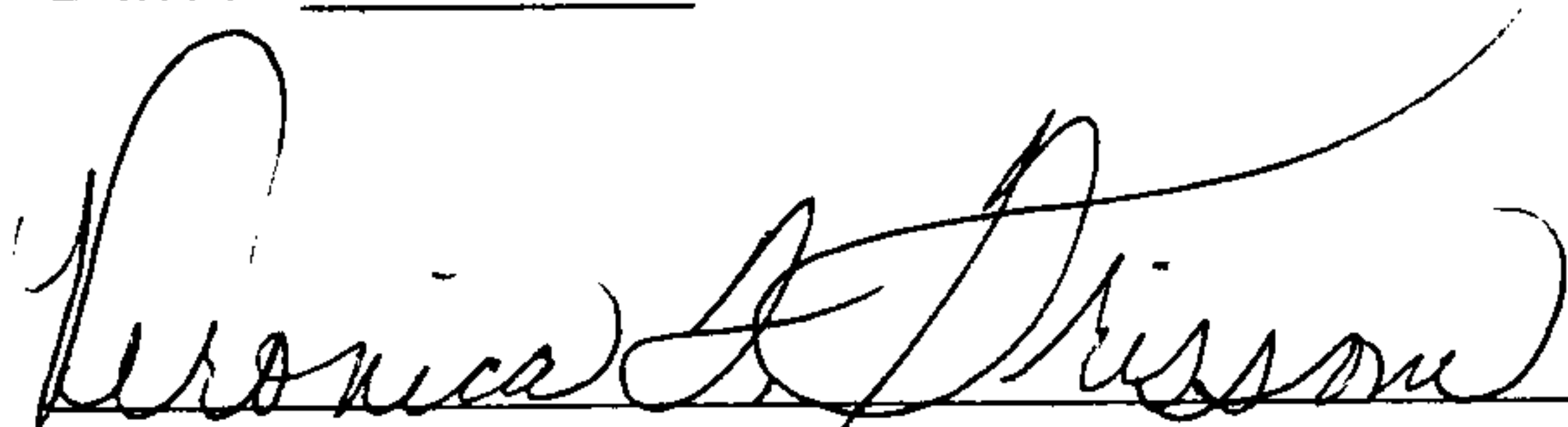
In the event that the property is partially destroyed or partially condemned for reasons other than the negligence of the TENANT, the rental shall, at the option of the TENANT, cease, or shall proportionally abate. Should there be any unearned prepaid rent, it shall be refunded. Upon restoration of the premises, the full rent shall apply thereafter:

Pets shall be permitted on the premises without the prior written approval of the OWNER. OWNER may not condition such permission on payment of an additional pet deposit.

The TENANT shall have the option, 30 days prior to the expiration of the lease to renew for a period of 120 months at a total rental of \$96,000.00 (Ninety Six Thousand Dollars) payable at the rate of \$800.00 (Eight hundred dollars) per month.

This contract represents the entire agreement between the parties, and the same may only be changed in writing. In the event that the OWNER takes legal action to enforce the agreement, the OWNER shall pay all costs of enforcement including reasonable attorney's fees.

Dated: 10/01/2014


Veronica T. Grissom


Donald White