



SHERWIN-WILLIAMS.

20150403000106470 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/03/2015 03:13:37 PM FILED/CERT

ESTOPPEL CERTIFICATE

To: Chelsea Commons, L.L.C. and State Farm Bank

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, L.L.C. ("Lessor") and The Sherwin-Williams Company ("Sherwin-Williams") for space located in Chelsea Commons Shopping Center at 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 March 31, 2015. The April 2015 rent payment is scheduled to be processed on March 27, 2015. 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.



SHERWIN-WILLIAMS.

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

Financial Shared Services
Real Estate Administration

Dated: March 26, 2015

20150403000106470 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/03/2015 03:13:37 PM FILED/CERT