

Land Lease Contract

This agreement, a contract, sets forth the terms as a binding agreement between the Lessee, Philips and Lisa Oldham, and the Lessor, HRL, LLC, executed on this 19 th day of September, 2017.

The following terms are set forth:

- The purpose of this contract permits the Lessee the exclusive use of the land owned by Lessor and described in Exhibit "A" for any legal purpose including growing and selling trees.
- 2. The attached Exhibit "A" denotes the land to be utilized in this agreement. The land base consists of 4.15 acres lying South of the Railroad ROW.
- 3. The land will be Leased at the rate of \$2 per year. This shall be payable lump sum prior to the beginning date of the Lease. (42 years x = \$84). The receipt of payment is hereby acknowledge by Lessor.
- The Lease period shall commence on 9/19/2017 and End on 9/18/2058. This agreement shall automatically renewed unless cancelled in writing.
- The Lessee will assume the responsibility to all expenses associated with said property during the term of this Lease, except for the Property Taxes which will be paid by Lessor.
- 5. Any future improvements, during the term of this Lease, shall be at the expense of the Lessee.
- 6. The Lessee shall assume all liabilities from their activities upon said property.

The above terms has been reviewed and are in mutual agreement between both the Lessee and the Lessor on this date.

H.R. Little, Manager- HRL LLC

Lisa Oldham

Shelby County: AL 09/19/2017 State of Alabama

Deed Tax: \$ 50



EXHIBIT "A"

OCOHUM - HRC CCC

LAND LOASE 9/18/2017 NE CORNER NW 1/4 - 5W 1/4 Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, SEC. 20, T-205, R-2W Alabama: thence \$00°39'00°E, a distance of \$26.09' to the POINT OF BEGREENC; thence continue along the last described course, a SHELBY COUNTY, AL distance of 400.99"; thence \$44'37'37"W, a distance of 1808.74"; thence N00'50'33"W, a distance of 962.90" to the Southeasterly AXLE FOUND R.O.W. line of Shelby County Highway 332, Prescriptive R.O.W., (all further calls will be along said R.O.W. line), said point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21°25'49", and subtended by a chord which bears N37'39'41'E, and a chord distance of 94.82'; thence along the arc of said curve, a distance of 95.38'; thence N26'56'47'E, a distance of 257.83' to a curve to the right, having a radius of 215.00, a central angle of 40'29'56", and subtended by a chard which bears N4771'45'E, and a chard distance of 148.83'; thence along the arc of said curve, a distance of 151.97; thence N67'26'43'E, a distance of 156.52' to a curve to the right, having a radius of 1165.00, a central angle of 05'46'30', and subtended by a chard which bears N7019'58'E, and a chard distance of 117.38'; thence along the arc of said curve, a distance of 117.42; thence N731314'E, a distance of 38.76' to a curve to the left, having a radius of 430.00, a central angle of 19'09'42'. and subtended by a chord which bears NB3'38'23"E, and a chord distance of 143.14"; thence along the arc of sold curve, g distance of 143.81': thence N54703'31"E, a distance of 150.76" to a curve to the right, having a radius of 270.00, a central angle of 04'51'25", and subtended by a chard which bears N55'29'14"E, and a chard distance of 22.68; thence stong the arc of sold curve, a distance of 22.89°; thence N58°54'56°E, a distance of 24.58° to a curve to the left, having a radius of 230.00, a central angle of 1973'10", and subtended by a chard which bears N4978'21"E, and a chard distance of 76.79'; thence along the arc of said curve, a distance of 77.15°; thence N39°41'46°E, a distance of 116.78° to a curve to the left, having a radius of 330.00, a

central angle of 14"48"25", and subtended by a chard which bears N32"17"34"E, and a chard distance of 85.04"; thence along the arc of said curve, a distance of 55.25; thence 552'11'12'E and leaving said R.Q.W. line, a distance of 265.58' to the POWT OF BEGINNING. Said Parcel containing 21.55 acres, more or less. (Acreage of Retrood R.O.W. net included.) LESS & ACCEPT the R.O.W. of a Rollroad Tract, 100' R.O.W., being more particularly described as follows: Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Ronge 2 West, Shelby County, Alabama; thence \$00°39'00°E, a distance of 645.51° to the POWT OF BEGINNING; thence continue along the lasts described course, a distance of 140.82'; thence \$44'37'37'W, a distance of 1809.40'; thence N00'50'33'W, a distance of 140.28'; thence N44'37'37'E.

a distance of 1810.18' to the POINT OF SEGINNING.

BASES OF BEARING OLDHAM STATION, MB 14, PG 64

SHELBY COUNTY HIGHWAY 332 21.55 ACRES TOTAL (NOT INCLUDING 100' RAILROAD R.O.W.) NW CORNER SE 1/4 - SW 1/4 SEC, 20, T-20S, R-2W SHELBY COUNTY, AL SOLIO BAR FOUND 100 R.O.A.

> Shelby Cnty Judge of Probate: AL 09/19/2017 10:51:34 AM FILED/CERT

REBAR