

This Instrument Prepared By:
Julia Bernstein
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made and entered into effective as of the 28 day of June, 2019 (the "Effective Date"), by and between the INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT, as landlord ("Landlord"), and VSF CORPORATION, INC., an Alabama corporation, as tenant ("Tenant").

WITNESSETH:

Landlord and Tenant are parties to that certain Amended and Substituted Lease Agreement dated April 24, 2019 ("Lease"), for property located at 301 Thompson Drive, Vincent, Alabama (the "Premises"), being more particularly described on Exhibit A.

1. Defined Terms: Any capitalized terms used but not expressly defined herein shall have the meaning ascribed to them in the Lease.

2. Landlord's Address:

The Industrial Development Board of the Town of Vincent
Attn: Don Driggers
P.O. Box 49
25 Florey Street
Vincent, Alabama 35178

3. Tenant's Address:

VSF Corporation, Inc.
c/o Daniel Iron
Attn: Michael McDowell
6045 Southern Industrial Drive
Birmingham, Alabama 35235

4. Term of Lease: The Lease commenced on April 24, 2019 and expires on December 31, 2025.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and date first above written.

LANDLORD:

**THE INDUSTRIAL DEVELOPMENT BOARD
OF THE TOWN OF VINCENT**

By: Don Driggers
Don Driggers
Chairman of its Board of Directors

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don Driggers, whose name as Chairman of the Board of Directors of THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT, a public corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28th day of June, 2019.

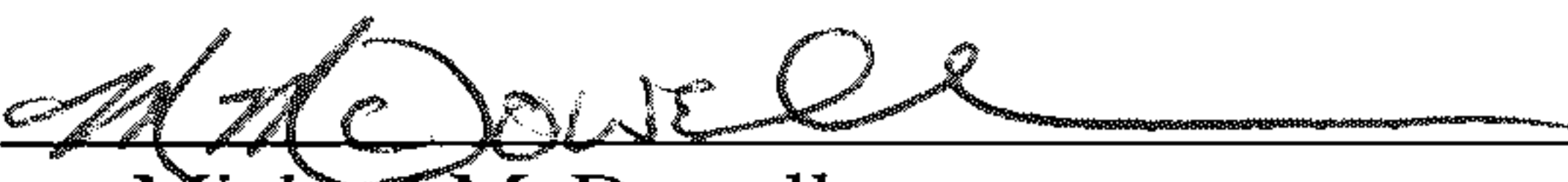
[NOTARIAL SEAL]

Bucky C. Lynders
Notary Public

My Commission Expires: February 17, 2021

20190703000239560 07/03/2019 12:40:25 PM LEASE 3/4
TENANT:

VSF CORPORATION, INC.

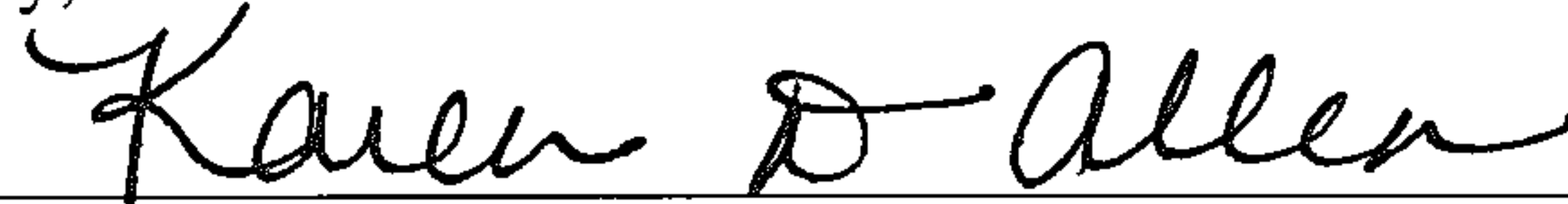
By: 
Name: Michael McDowell
Its: President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael McDowell, whose name as President of VSF CORPORATION, INC., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

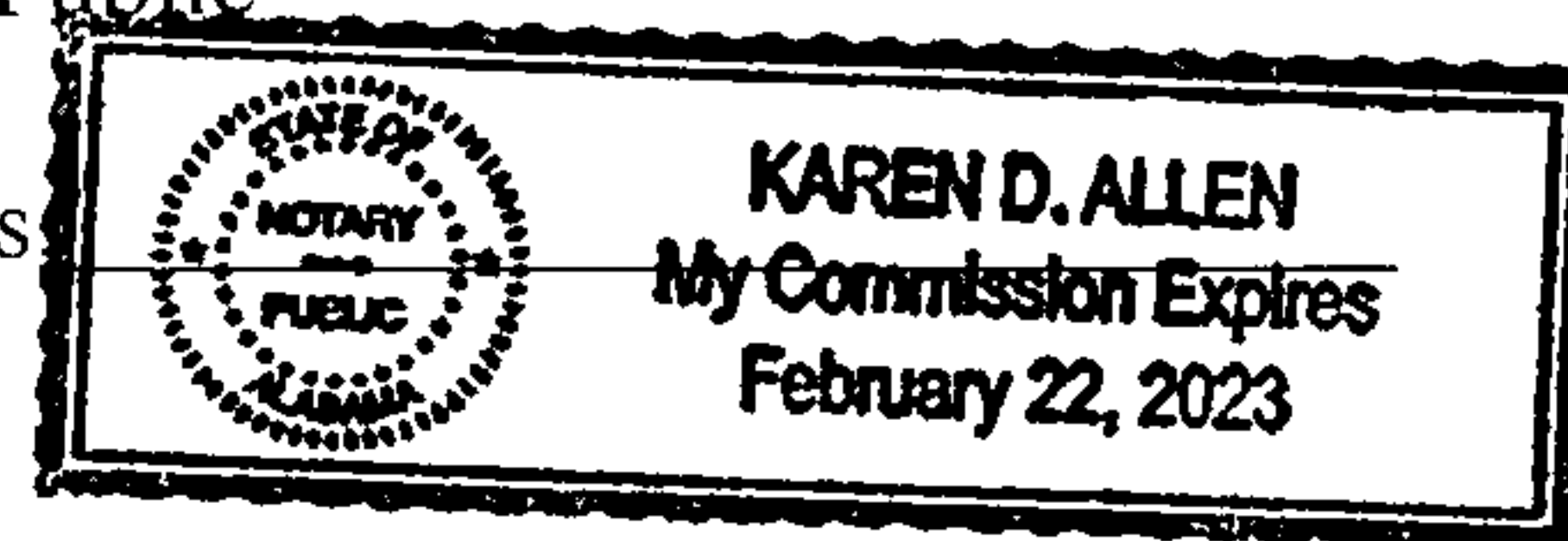
Given under my hand this the 28th day of July, 2019.



Notary Public

[NOTARIAL SEAL]

My Commission Expires



DESCRIPTION OF PREMISES

PARCEL III:

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, thence run West along the South line of said quarter-quarter section a distance of 356.27 feet; thence turn an angle of 68 degrees, 39 minutes, 10 seconds to the right and run a distance of 713.02 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4; thence turn an angle of 111 degrees, 20 minutes, 20 seconds to the right and run along the North line of said South 1/2, South 1/2, Northeast 1/4, a distance of 655.94 feet to the West right of way of the Central of Georgia Railroad; thence turn an angle of 68 degrees, 40 minutes, 30 seconds to the right and run along said right of way a distance of 712.94 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said section; thence turn an angle of 111 degrees, 20 minutes to the right and run a distance of 299.67 feet to the point of beginning. All of said property being situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/4 of the Northeast 1/4 in Section 23, Township 19 South, Range 2 East, Huntsville Meridian, in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2019 12:40:25 PM
\$24.00 CHARITY
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Allen S. Bayal