

Prepared by:

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GRLEASE 1/3

**Carl E. Chamblee, Jr., Esq.
CHAMBLEE & MALONE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, AL 35235**

**STATE OF ALABAMA)
SHELBY COUNTY)**

THIRD AMENDED GROUND LEASE

This THIRD AMENDED GROUND LEASE AGREEMENT ("Lease") is made and entered on the 10TH day of AUGUST, 2022, by and between M & M PARTNERSHIP, LLP, an Alabama Limited Partnership ("Lessor") , of 3637 Altadena Drive, Birmingham, Alabama 35243, and INA, LLC, an Alabama Limited Liability Company ("Lessee"), of 6246 Black Creek Loop North, Hoover, Alabama 35244. Lessor's address for all purposes of notice, payment of rent, or any other purposes hereunder shall be 3637 Altadena Drive, Birmingham, Alabama 35243.

The purpose of this Third Amendment is to amend and replace the Second Amended Ground Lease to correct the term of the Lease (Article 2), and as amended, to , correctly reflect that the lease is a thirty-three (33) year term lease as previously set forth. All other terms and conditions of the Ground Lease dated June 1, 2022 and recorded at Instrument Number 20220727000294330 on July 27, 2022, and in the Amended Ground Lease dated July 28th, 2022 and recorded at Instrument Number 20220801000300240 on August 1, 2022, in the Office of the Judge of Probate of Shelby County, Alabama shall remain in full force and effect.

Article 2 is hereby amended to read as follows:

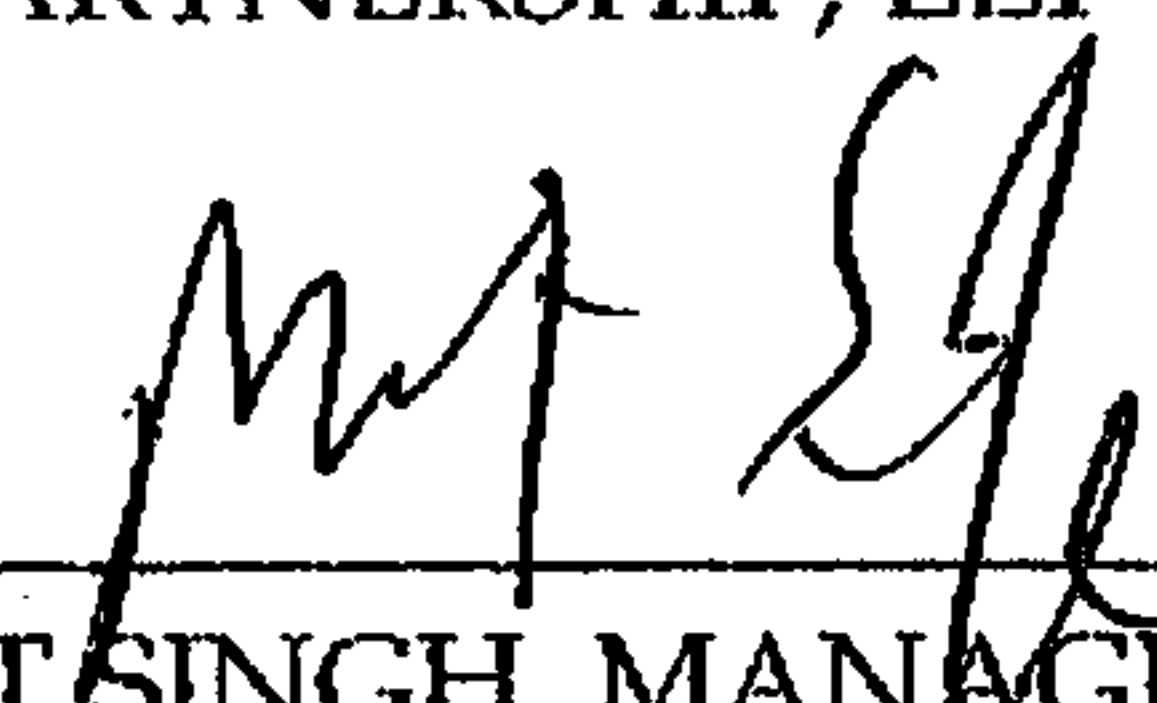
ARTICLE 2
TERM

The term of this Lease shall be for a period of thirty-three (33) years, beginning on the 1st day of November, 2021, and ending on the 1st day of November, 2054, and shall continue month to month thereafter until terminated by either party providing the other party with thirty (30) day notice. Lessor shall not be liable for any loss or damage suffered by its inability to deliver possession of the said property at the beginning of the Lease term.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amended Ground Lease on the day and year written above.

M & M PARTNERSHIP, LLP

BY: _____


MANJEET SINGH, MANAGING PARTNER
LESSOR

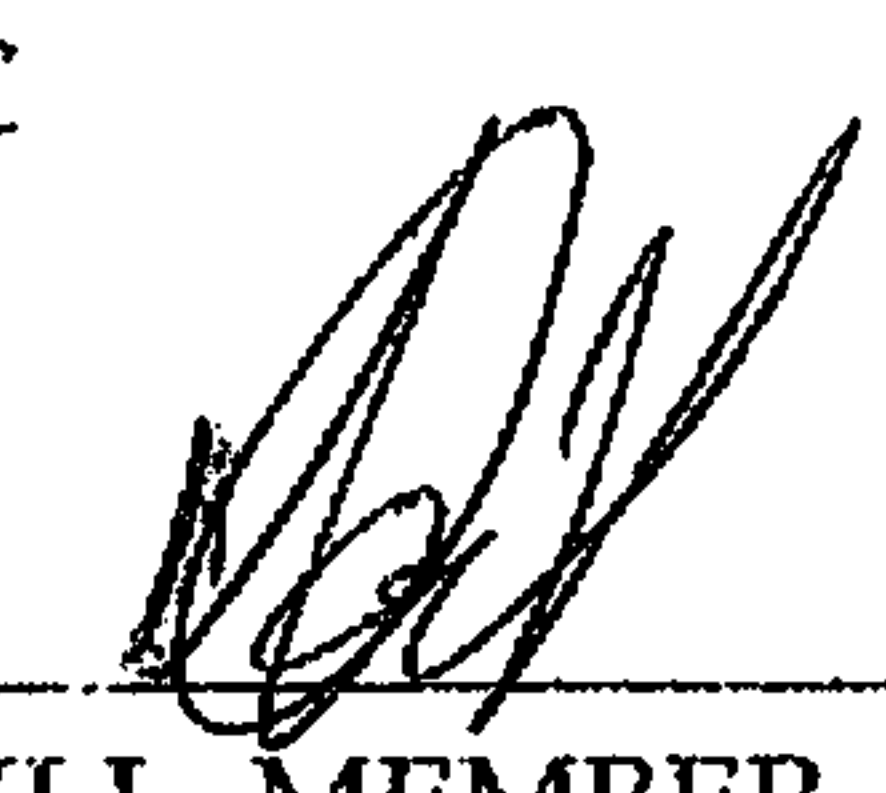
INA, LLC

BY: _____


AMINDER GILL, MEMBER
LESSEE

INA, LLC

BY: _____

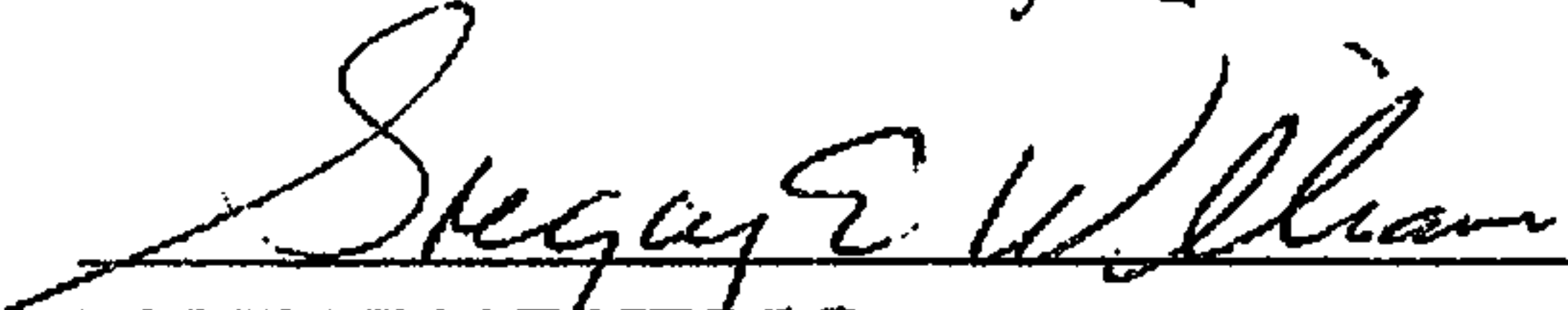

ANUP GILL, MEMBER
LESSEE

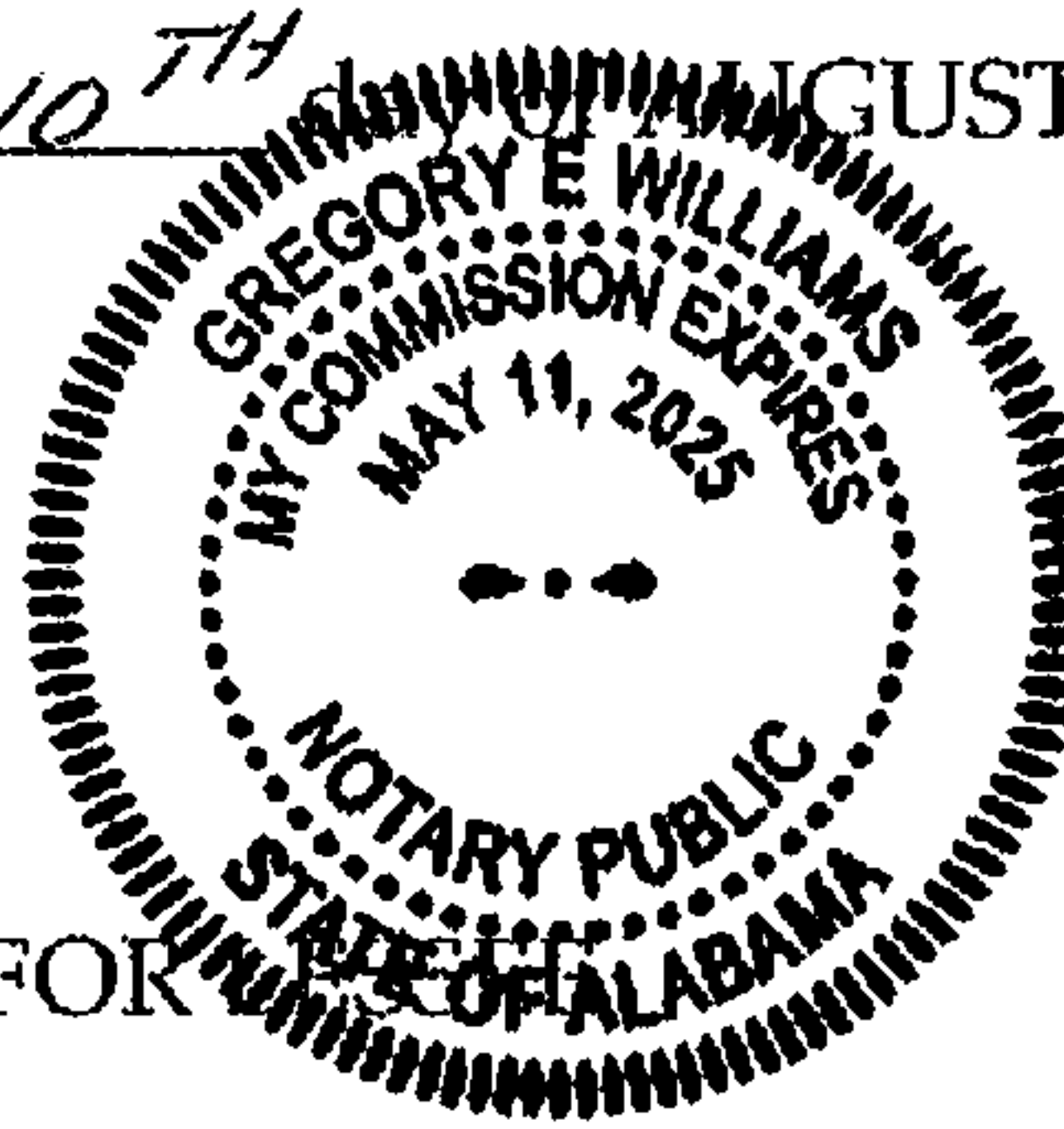
ACKNOWLEDGEMENT FOR LESSOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MANJEET SINGH, whose name as Managing Partner of M & M Partnership, LLP, an Alabama Limited Liability Partnership, is signed to the foregoing THIRD AMENDED GROUND LEASE, and who is known to me, acknowledged before me on this day that, being informed of the contents of the THIRD AMENDED GROUND LEASE, he as such Managing Partner and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this 10TH AUGUST, 2022.


NOTARY PUBLIC
MY COMMISSION EXPIRES: May 11, 2025

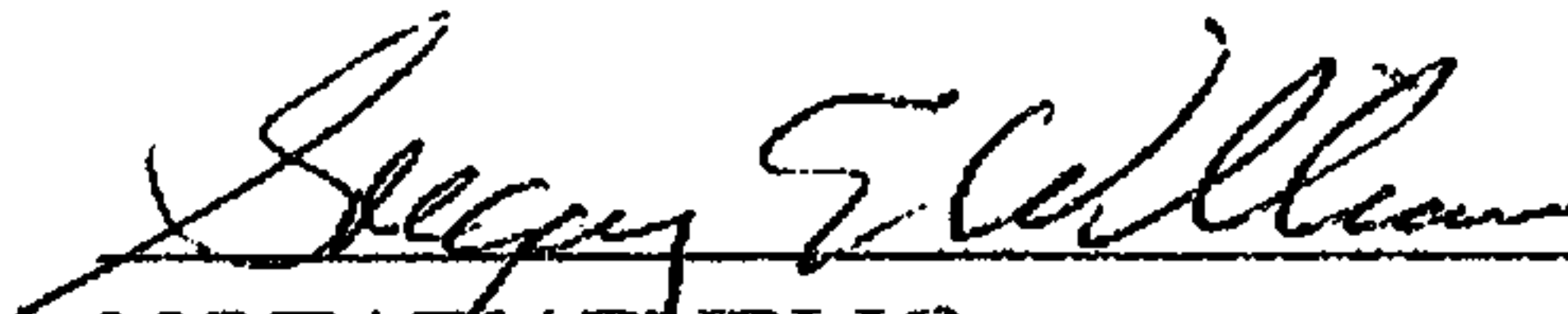


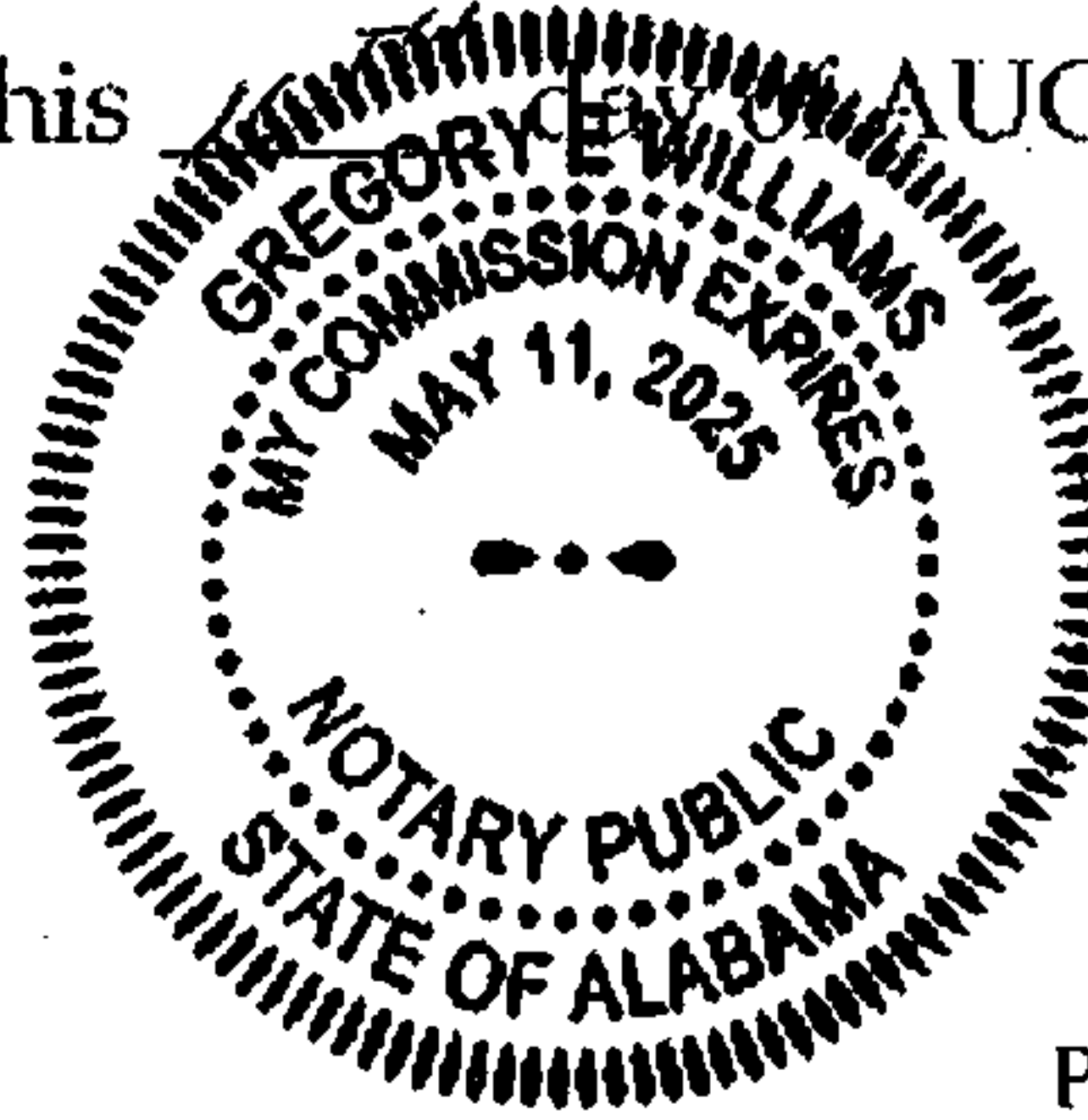
ACKNOWLEDGEMENT FOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that AMINDER GILL AND ANUP GILL, whose names as Members of INA, LLC, an Alabama Limited Liability Company, are signed to the foregoing THIRD AMENDED GROUND LEASE, and who are known to me, acknowledged before me on this day that, being informed of the contents of the THIRD AMENDED GROUND LEASE, they as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10TH AUGUST, 2022.


NOTARY PUBLIC
MY COMMISSION EXPIRES: May 11, 2025



PAGE NO. 3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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