

LEASE

Edwin McIntyre & Co., Inc. an Alabama Corporation, Lessor agrees to lease to **Hector Luis Salemi**, Lessee, space at 420 W. Front Street, Evergreen, Alabama to be used for the purpose of operating a Doctor's Office. This lease is entered into on the 1st of January 1, 2013.

- I. **Premises:** This space is 2400sq. ft.
- II. **Terms:** The terms of this shall run (5) years from the date January 1, 2013 Thru February 1, 2018. Lessee is required to notify Lessor in writing 90 days prior to lease termination date of intent to renew or vacate premises if notification is not given Lessee will be required to pay rent for 90 days or until new Lessee is found, whichever should occur first. In case of natural disaster Lessee will pay rent until such time as key has been turned over to Lessor for repairs and will be required to pay rent beginning the day key is returned to Lessee's possession. If Lessee wishes during the duration of this lease to sublease space, Lessee must obtain approval from the Lessor prior to subleasing. **Lessee is paid in full for 2013.**
- III. **Rent:** The rent will commence January 1, 2013 and will be twelve hundred dollars (\$1200.00) per calendar month payable in advance on or before the first of each month. Payments are to be made to Edwin McIntyre & Co. Inc. and sent to P.O. Box 28, Andalusia, Alabama 36420. Payment made after the 10th of the month will require a \$25.00 late fee in addition to the standard monthly rent. Lessee is paid in full for 2013
- IV. **Options:** Lessor grants lessee two five year lease options periods with rent being \$1400.00 monthly for the first option period and \$1800.00 monthly for the second option period.
- V. **Taxes and Insurance:** Lessee will maintain liability insurance on said premises and will hold harmless Lessor for any actions or lawsuits that may arise from lessee and its operation. Lessee will be responsible for its share of advalorem taxes. Lessor will maintain property insurance.
- VI. **Maintenance:** Lessee will be responsible for all repairs with exception of roof, doors and glass. Landlord will turnover building in good working order.
- VII. **Utilities:** Lessee shall pay for all utilities furnished to the demised premises during the terms of this lease and any renewal period thereafter.

VIII. Lessee's Business Operation: Lessor requires that Lessee not place signs in window that will be offensive to the eye of any customer of other businesses in this center or any of the surrounding business. Lessee agrees to maintain their portion of parking lot that contains litter. Lessor and Lessee agree that nothing in this lease shall be construed to imply that Lessee is required to conduct its business in any particular manner or for any specified number of hours per day or week, or to limit the number of hours per day or week that Lessee may operate in the demised premises.

IX. Binding Effect: This lease shall bind and insure to the benefit of the parties hereto, their heirs, successors, executors, administrators and assigns. By execution of this lease Hector Luis Salemi will be responsible for the lease guarantee from the time of signature on November 12, 2012, although rent doesn't commence until January 1, 2013. This binding execution of said lease supersedes any and all problems outside of this building. A non business problem will not affect and nullify the payment thereof. This guarantees Lessor from building modification expenses.

Lessee: **Hector Luis Salemi**

Lessor: **Edwin McIntyre & Co., Inc.**

Hector Luis Salemi

Marc McIntyre, President

Date: 11/12/2012

Date: 11-12-2012

Witness: Susan J. Braxton

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Lessee Contact Information:

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Greenville, AL 36037
Phone# (251) 227 5020

Lessor Contact Information:

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334-488-3500
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Contact name: _____

E-Mail: