



COUNTY COMMISSION

BALDWIN COUNTY
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507
(251) 580-2564
(251) 580-2500 Fax
agary@baldwincountyal.gov
www.baldwincountyal.gov

ANU GARY
Records Manager

MONICA E. TAYLOR
Assistant Records Manager

February 20, 2013

Ms. Liz Reed
The Baldwin County Library Cooperative, Inc.
Post Office Box 399
Robertsdale, Alabama 36567

RE: Baldwin County Library Cooperative, Inc. - Amendment to Real Estate Lease Agreement

Dear Ms. Reed:

Enclosed is a **fully executed copy** of the *First Amendment to Real Estate Lease Agreement*, approved during the January 15, 2013, Baldwin County Commission meeting, between the Baldwin County Commission and the Baldwin County Library Cooperative, Inc., that was last executed on August 5, 2011, for the provision of designated space for public library purposes at the Baldwin County Central Annex in Robertsdale, Alabama, said *First Amendment* related to a new term and a new rental lease payment plan. This *First Amendment to Real Estate Lease Agreement* shall commence the date when the Chairman of the Baldwin County Commission places his signature hereon following the execution by the tenant.

If you have any questions or need further assistance, please do not hesitate to contact David Brewer, County Administrator, at (251) 580-2550.

Sincerely,


ANU GARY, Records Manager
Baldwin County Commission

AG/met Item EA2

cc: David Brewer
Kim Creech
Ron Cink
Eva Cutsinger
Donna Bryars

ENCLOSURE

STATE OF ALABAMA)

COUNTY OF BALDWIN)

FIRST AMENDMENT
TO
REAL ESTATE LEASE AGREEMENT

(Baldwin County Library Cooperative, Inc.)

THIS FIRST AMENDMENT TO REAL ESTATE LEASE AGREEMENT (herein called the "First Amendment") is made by and between the Lessor, whose name is BALDWIN COUNTY, ALABAMA, by and through BALDWIN COUNTY COMMISSION (hereinafter referred to as "COUNTY"), and Lessee, whose name is BALDWIN COUNTY LIBRARY COOPERATIVE, INC., (hereinafter also referred to as "TENANT").

WHEREAS, TENANT has submitted to the COUNTY correspondence, dated January 8, 2013, (attached hereto as Exhibit A) requesting an amendment to the original Real Estate Lease Agreement (attached hereto as Exhibit B) related to a new real estate lease payment plan; and

WHEREAS, upon review of TENANT's correspondence (see attached hereto as Exhibit A), the County proposes a new real estate lease payment plan (attached hereto as Exhibit C) applicable to TENANT's current state of real estate lease payment delinquency related to the original Real Estate Lease Agreement.

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual covenants and conditions contained herein, the sufficiency of which are hereby acknowledged, the COUNTY and the TENANT agree to the alterations, amendments and modifications to the Real Estate Lease Agreement as follows:

Article I.

TERMS OF THE ORIGINAL REAL ESTATE LEASE AGREEMENT BROUGHT FORTH

Except as expressly altered, amended or modified by this First Amendment, the terms and provisions contained in the Real Estate Lease Agreement shall remain in full force and effect. To the extent that any provision of the Real Estate Lease Agreement is altered, amended or modified by this First Amendment, the terms and provisions of this First Amendment shall control.

Article II.

AMENDMENT TO TERM OF LEASE SECTION OF ORIGINAL REAL ESTATE LEASE AGREEMENT

The section entitled **Term of Lease** of the original Real Estate Lease Agreement is hereby superseded and amended to read in its entirety as follows:

"The lease term shall commence on the date that this Real Estate Lease Agreement is fully executed by the parties and shall be for a term of Forty-eight (48) months. The COUNTY reserves the right to reject any

and all offers to renew the lease. In the event the TENANT notifies the COUNTY at least ninety (90) days before the expiration of this lease, in writing, of TENANT's intention to renew this Real Estate Lease Agreement, then this Real Estate Lease Agreement shall automatically renew for an additional one year term based on the same terms; however, such timely notification shall not bind COUNTY to accept such new Real Estate Lease Agreement if it notifies the TENANT, at least ten (10) days before the expiration of the lease, that it is unwilling to continue such new lease. Notwithstanding, anything written herein to the contrary, should the COUNTY sell the leased premises, the COUNTY shall have the right to terminate this Real Estate Lease Agreement without further obligation to TENANT. Furthermore, notwithstanding anything written herein to the contrary, the COUNTY shall have the right, at any time with or without cause, to terminate this Real Estate Lease Agreement upon sixty (60) days written notice to TENANT without any further obligation to TENANT."

Article III.

AMENDMENT TO RENT SECTION OF ORIGINAL REAL ESTATE LEASE AGREEMENT

The section entitled **Rent** of the original Real Estate Lease Agreement is hereby superseded and amended to read in its entirety as follows:

"The parties hereby acknowledge that the TENANT is delinquent on the payment of the real estate lease payments as required under the original Real Estate Lease Agreement. In order to allow for the TENANT to become current on the delinquent real estate lease payments, the monthly rent shall be increased to \$1,532.25 per month commencing January 1, 2013, thru the end of the lease period. Rental payments will be due and payable on the first day of the month and payable to the COUNTY at 312 Courthouse Square, Suite 12, Bay Minette, Alabama 36507.

Thereafter, should said Real Estate Lease Agreement be automatically renewed for an additional one year term, commencing August 1, 2015, the annual real estate lease payment shall revert back to \$1.69 per square foot, i.e. \$12,666.60 payable in equal monthly installments in the amount of \$1,055.55 per month. Rental payments will be due on the first day of each month and payable to the COUNTY at 312 Courthouse Square, Suite 12, Bay Minette, Alabama 36507.

This is a full service lease inclusive of utilities, custodial and general building maintenance as defined herein."

Article IV.

EFFECTIVE DATE OF FIRST AMENDMENT

The effective date of this First Amendment shall be the date when the Chairman of the Baldwin County Commission places his signature hereon following execution by the TENANT.

THIS IS INTENDED TO BE A LEGALLY BINDING FIRST AMENDMENT TO LEASE AGREEMENT. IF YOU DO NOT UNDERSTAND THE LEGAL EFFECT OF ANY PART OF THE FIRST AMENDMENT TO REAL ESTATE LEASE AGREEMENT, SEEK LEGAL ADVISED BEFORE SIGNING.

**TENANT:
BALDWIN COUNTY LIBRARY
COOPERATIVE, INC.**

By: Walter Penry
WALTER PENRY
As Its: Chairman

**COUNTY:
BALDWIN COUNTY, ALABAMA
BALDWIN COUNTY COMMISSION**

DATE: FEB 19, 2019

By: J. Tucker Dorsey
J. TUCKER DORSEY
As Its: Chairman

ATTEST:
By: David A. Z. Brewer
DAVID A. Z. BREWER
As Its: County Administrator



****NOTARY PAGE TO FOLLOW****

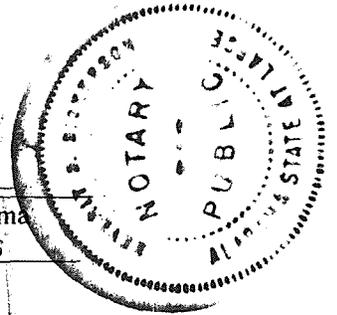
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Beverly D. Dickerson, a Notary Public, in and for said County in said State, hereby certify that WALTER PENRY, whose name as Chairman of the Board of Trustees of the BALDWIN COUNTY LIBRARY COOPERATIVE, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said county commission.

Given under my hand and seal this 14TH day of February, 2013.

Beverly D. Dickerson
Notary Public, Baldwin County, Alabama
My Commission Expires: 11/8/2015



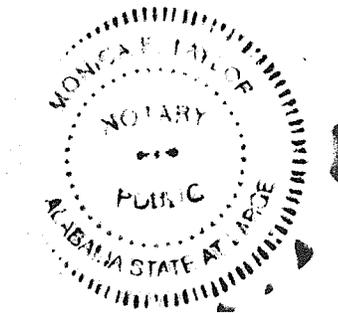
STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Monica E. Taylor, a Notary Public, in and for said County in said State, hereby certify that J. TUCKER DORSEY, whose name as Chairman, and DAVID A. Z. BREWER, whose name as County Administrator of the BALDWIN COUNTY COMMISSION, a county commission and political subdivision of the State of Alabama, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said county commission.

Given under my hand and seal this 19th day of February, 2013.

Monica E. Taylor
Notary Public, Baldwin County, Alabama
My Commission Expires: _____



The Baldwin County Library Cooperative, Inc.

A Charitable Non-Profit 501(c)3 Corporation
22251 Palmer Street - P. O. Box 399 - Robertsdale AL 36567
(251) 970-4010 (251) 970-4011 FAX

January 8, 2013

Honorable Tucker Dorsey
Office of Chairman
Office of County Commissioner, District No. 3
Baldwin County Commission
Baldwin County Central Annex
22251 Palmer Street
Robertsdale, Alabama 36567

Dear Commissioner Dorsey,

I am so sorry for the misunderstanding regarding the Baldwin County Library Cooperative's rent for FY 2011/2012. Our funding has been declining for the last four years, and I was hoping that the county could waive our rent until our finances improved.

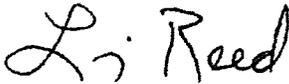
The library will work as quickly as possible to get our rent up-to-date. To that end, I would like to ask that our rental agreement be amended regarding our monthly payment. I would like to request that our monthly rent be increased from \$1,055.55 per month to \$1,555.55 per month for a period of 24 months or until our rent is up to date. At that time, I would like to request that the rent revert to the original \$1,055.55 per month.

In the meantime, I have written a check for \$2,111.11 to be applied to our outstanding balance. I will give the check to Kim Creech.

I appreciate everything that you and the commission do for the patrons of the Baldwin County Library Cooperative. We literally would not be able to function without your support

Again, my sincere apologies and thank you for all of your support.

Sincerely,



Liz Reed
Director

Cc: David Brewer
Kim Creech

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Baldwin County Library Cooperative
Operating Account
P.O. Box 399
Robertsdale, AL 36567
(251)970-4010

CITIZENS BANK, INC.
61-324/651

6729

12/13/2012

PAY TO THE
ORDER OF

Baldwin County Commission

\$ 2,111.11

Two thousand one hundred eleven & 11/100

DOLLARS

Elizabeth T. Reed

Kenn K. Mumbauer

MEMO Rent

© 2011 INTUIT INC. # 795 1-800-453-8810

Details on Back

Intuit® CheckLock™ Secure Check



COUNTY COMMISSION
BALDWIN COUNTY
312 COURTHOUSE SQUARE, SUITE 12
BAY MINETTE, ALABAMA 36507
(251) 937-0264
FAX (251) 580-2500
www.baldwincountyal.gov

MEMBERS
DIST. 1. FRANK BURT, JR.
2. ROBERT F. (BOB) JAMES
3. J. TUCKER DORSEY
4. CHARLES F. GRUBER

August 2, 2011

Ms. Liz Reed
The Baldwin County Library Cooperative, Inc.
Post Office Box 399
Robertsdale, Alabama 36567

RE: Renewal of the Real Estate Lease

Dear Ms. Reed:

The Baldwin County Commission, during its regularly scheduled meeting held on August 2, 2011, authorized the renewal of the *Real Estate Lease* between the Baldwin County Commission and the Baldwin County Library Cooperative, Inc. at a rate of \$12,666.60 per year (payable to the Baldwin County Commission at \$1,055.55 per month by the Baldwin County Library Cooperative, Inc.) for the provision of designated space for public library purposes at the Baldwin County Central Annex in Robertsdale, Alabama. The term of the Lease is twenty-four (24) months commencing on the date of full execution with automatic bi-annual renewals for twenty-four (24) months unless otherwise terminated by either party.

Enclosed is a **fully executed original** *Real Estate Lease*, for your files.

If you have any questions or need further assistance, please do not hesitate to contact me or Nancy Strube, Building Project Coordinator, at (251) 580-1877.

Sincerely,


FRANK BURT, JR., Chairman
Baldwin County Commission

FB/met Item EA10

cc: Nancy Strube
David Brewer

ENCLOSURE

REAL ESTATE LEASE

STATE OF ALABAMA)

BALDWIN COUNTY)

Parties REAL ESTATE LEASE AGREEMENT made by and between the Lessor, whose name is BALDWIN COUNTY, ALABAMA, by and through BALDWIN COUNTY COMMISSION (hereinafter referred to as "COUNTY"), and Lessee, whose name is BALDWIN COUNTY LIBRARY COOPERATIVE, INC., (hereinafter also referred to as "TENANT").

Term of Lease The lease term shall commence on the date that this Lease is fully executed by the parties and shall be for a term of twenty-four (24) months. COUNTY reserves the right to reject any and all offers to renew the lease. In the event the TENANT notifies the COUNTY at least ninety (90) days before the expiration of this lease, in writing, of TENANT's intention to renew this Agreement, then this Lease shall automatically renew for an additional one year term based upon the same terms; however, such timely notification shall not bind COUNTY to accept such new lease if it notifies the TENANT, at least ten (10) days before the expiration of the lease, that it is unwilling to continue such new lease. Notwithstanding, anything written herein to the contrary, should the COUNTY sell the leased premises, the COUNTY shall have the right to terminate this Lease without any further obligation to TENANT.

Property & Location This lease covers approximately 7,495 square feet of office space generally situated in the Baldwin County Central Annex Building located at 22251 Palmer Street in Robertsdale, Alabama. Notwithstanding anything written herein, nothing shall prevent the COUNTY from relocating the TENANT as the COUNTY deems appropriate.

Rent The annual rent shall be \$1.69 per square foot, i.e. \$12,666.60 payable in equal monthly installments in the amount of \$1,055.55 per month and payable to the COUNTY at 312 Courthouse Square, Suite 12, Bay Minette, Alabama 36507. The

first rental payment will be due and payable on the first day of the month following the full execution of the lease, and the remaining rental payments will be due and payable on the first day of each succeeding month thereafter until the expiration of the term of this lease. This is a full service lease inclusive of utilities, custodial and general building maintenance as defined herein.

Insurance

The COUNTY shall maintain its own fire and casualty insurance on the building only, and the TENANT shall maintain its own fire and casualty insurance on the contents. The TENANT shall maintain its own comprehensive general liability insurance, including all contractual liability hereunder, with limits not less than \$1,000,000, combined single limit, for both bodily injury liability and property damage liability per each occurrence, which names the COUNTY as an additional insured for use of the leased premises with proof of said insurance attached hereto as Attachment "A." The COUNTY shall maintain general liability insurance regarding the property.

Miscellaneous

- (a) The Baldwin County Central Annex Building shall be a smoke-free facility. Any smoking on all COUNTY property shall be confined to areas designated by the COUNTY.
- (b) Excepting service animals for those with disabilities, the Building shall be an animal-free facility.
- (c) TENANT shall provide immediate (i.e. within 24-hours) notice to the COUNTY of any disruption of, failure of, or damage to, without limitation, equipment, structures, utilities or any portion of the leased premises. At which time, the COUNTY shall make reasonable efforts to correct the issue. At no time shall the TENANT correct any disruption of, failure of, or damage to, without limitation, equipment, structures, utilities or any portion of the COUNTY property without express written authorization to do so from the COUNTY.
- (d) There shall be no permanent changes, alterations, improvements, or additions to any portion of the leased property without prior written approval from the

COUNTY unless expressly allowed herein. All improvements and additions to the leased premises shall adhere to the leased premises and become the property of the COUNTY with the exception of such additions as are usually classed as furniture and trade fixtures; said furniture and trade fixtures are to remain the property of the TENANT and may be removed by the TENANT two (2) weeks prior to the expiration of this lease.

(e) The failure of the COUNTY, to any extent, to furnish, or the interruption or termination of, the services required for herein, in whole or in part, resulting from causes beyond the reasonable control of the COUNTY, shall not render the COUNTY liable in any respect nor be construed as an eviction (constructive or otherwise) of the TENANT nor relieve TENANT of the obligation to fulfill any covenant in this Lease.

(f) The COUNTY may reasonably create and impose additional building rules which may be amended from time to time. The TENANT shall make reasonable efforts to ensure that its agents, employees, invitees and visitors comply with such rules, if any. Any rules imposed by the COUNTY shall be supplied to the TENANT prior to their effectiveness.

(g) The COUNTY reserves full authority over the property including, without limitation, the right to make changes, alterations or additions to the Property and/or Lease Premises. This right shall include all available legal rights possessed by the COUNTY in relation to COUNTY property and/or assets.

(h) In the event the leased premises shall be destroyed or damaged in whole or in part by fire, explosion or any other casualty, then the COUNTY may, if it so elects, rebuild and put the premises in good condition and fit for occupancy within a reasonable time after such casualty or may terminate this lease by giving written notice of its intention to terminate. TENANT shall not be obligated to pay any rent from the time that such premises were rendered unfit for occupancy until such premises are again fit and ready for occupancy. If said premises be slightly injured,

then the COUNTY agrees that the same shall be repaired with reasonable diligence, in which the rent accrued or accruing shall not cease or terminate. In the event that the building in which the premises are situated be destroyed or damaged from any cause to the extent, in the COUNTY's sole judgment, the repair and/or restoration of same would not be practical or economical, COUNTY shall have an option to terminate this lease, whether the premises be injured or not. Anything in this lease to the contrary notwithstanding, a total or substantially total destruction of the building shall terminate this lease. COUNTY shall not be liable or responsible to TENANT for any inconvenience or loss due to making repairs or reconstruction as aforesaid not for any delays in repairing or rebuilding due to strikes, acts of God, governmental regulations or any other causes beyond its control. Nothing herein shall be deemed to waive or relieve TENANT from any liability for any loss or damage to COUNTY or COUNTY's property due to negligence or willful acts of TENANT, its agents, servants, employees, or invitees.

(i) COUNTY does not warrant any rights to light, view or air over adjoining property. Any diminution or shutting off of light, view or air by any structure which may be erected adjacent to said building shall in no wise affect this lease, or impose any liability on COUNTY.

(j) All sign painting, decoration, carpenter work or other labor required by the installation of special equipment shall be done only by persons duly authorized by the COUNTY and in compliance with the requirements of this Lease.

(k) No waiver of any condition expressed in this lease shall be implied by any neglect of the COUNTY to declare a forfeiture on account of the violation of such condition, and no express waiver shall affect any condition other than the one specified in such waiver, and that one only for the time and in the manner specifically stated.

(l) Any notice to be given under this lease by the COUNTY to the TENANT shall be considered as duly given, if made in writing and left at the leased premises. Any

notice to be given under this lease by the TENANT to the COUNTY shall be considered as duly given, if made in writing and left at the office of the building superintendent of the COUNTY.

**Covenants of
Tenant**

The TENANT shall:

- a) not assign this Lease Agreement or sublet the demised premises, or any portion thereof, without written permission of the COUNTY.
- (b) keep the leased premises clean, kept in good order the adequacy of which will be determined by the COUNTY including, without limitation, routine repairs and maintenance. Routine repairs and maintenance shall include, without limitation, any maintenance and repairs that do not require a licensed professional, keeping the property clear of debris, keeping the property clear of garbage, and keeping the property free of vermin. A licensed professional shall include, without limitation, AL General Contractor's License, AL Plumbing and Gas Fitter's License, AL HVAC License, and AL Electrician's License. In the event of a dispute as to whether or not a repair or maintenance item is "routine" and the responsibility of the TENANT, then the COUNTY shall make the final determination.
- (c) ensure that the COUNTY has, at all times, any necessary security codes, keys, etc., required to fully access all interior and exterior doors, areas throughout the property and facilities. This provision shall survive the termination or expiration of this Agreement.
- (d) permit COUNTY and their agents to enter on the premises or any part thereof at any time for the purpose of, without limitation, inspecting, examining or exhibiting same or making repairs or alterations as may be necessary for safety or preservation thereof. This provision shall survive the termination or expiration of this Agreement.
- (e) surrender possession of the premises upon the termination of this lease, or any extension hereof as herein provided, in as good condition as when received, reasonable wear and tear and accidents happening by fire or other casualties

excepted. This provision shall survive the termination or expiration of this Agreement.

(f) in relation to their duties and use under this Agreement and their duties and use relating to the leased premises, at their sole cost and expense, comply with applicable Municipal, COUNTY, State and Federal ordinances and statutes now in force or which may hereafter be in force. Any such violations, or potential violations, relating to any TENANT duties or use of the leased premises shall be remedied immediately at the cost of TENANT. Failure to remedy such violations or potential violations shall constitute a material breach of this Agreement.

(g) conduct its business and to exercise reasonable efforts to control its agents, employees, invitees and visitors in such manner as not to create any damage, nuisance, or interfere with, annoy or disturb any other tenants or the COUNTY in the operation of the building. This provision shall survive the termination or expiration of this Agreement.

(h) immediately (within 24 hours) notify the COUNTY of any damage, nuisance, interference, annoyance, or disturbance. Notwithstanding any provision herein, the TENANT shall be responsible for all costs associated with any such damage, nuisance, interference, annoyance, or disturbance by, or due to, without limitation, any of its agents, employees, invitees or visitors. This provision shall survive the termination or expiration of this Agreement.

(i) shall not allow or permit any mechanic's or materialman's lien or any other lien(s) of whatsoever nature to be placed upon the leased premises or building. Nothing in this Lease shall be deemed or construed in any way as constituting the consent of the COUNTY, express or implied, to any person for the performance of any labor or the furnishing of any materials of all or part of the leased premises, nor as giving the TENANT any right, power or authority to contract for or permit the rendering of any services or furnishing thereof that would or might give rise to any

mechanic's or materialman's lien or other liens against the leased premises. This provision shall survive the termination or expiration of this Agreement.

(j) shall in the event of a sale or assignment of the COUNTY'S interests in the property, or in the event of any proceedings brought for the foreclosure of, or in the event of the exercise of power to sale, cooperate fully with COUNTY in such efforts. Notwithstanding, anything written herein to the contrary, should the COUNTY sale the leased premises, the COUNTY shall have the right to terminate this Lease without any further obligation to TENANT.

(k) the taking possession of said premises by TENANT shall be conclusive evidence as against the TENANT that the said premises were in good and satisfactory condition when possession of them was so taken, and the TENANT is obligated to restore any glass on the premises broken from any cause whatsoever, and to indemnify the COUNTY against all liability, damage or loss caused by the overflow or escape of water, steam or gas resulting from TENANT's negligence or that of TENANT's agents, clerks, servants or visitors.

(l) TENANT will not use nor permit on said premises anything that will invalidate the policies of insurance nor or hereafter carried on said building or that will increase the rate of insurance on said leased premises, or on the building of which said leased premises are a part, or use or permit on said leased premises anything that may be dangerous to life or limb or anything that will obstruct or interfere with the rights of, or otherwise injure or annoy other tenants or conflict with the laws relating to fires, or with the regulations of the fire department. The Tenant shall not maintain any dangerous or hazardous materials on the leased premises.

(m) TENANT shall not, without COUNTY's written consent, put up or operate any engine, boiler, machinery or stove in the leased premises, nor shall TENANT use or operate any appliances or apparatus that may cause annoyance to COUNTY or to any tenant of the building, nor shall TENANT carry on any machinery business in the leased premises or use or allow to be used therein oil burning fluid, camphene,

kerosene or gasoline for heating, warming or lighting or other purposes and except as otherwise incandescent electric lamps and electric appliances and those only that are satisfactory to COUNTY for illuminating said premises. TENANT shall not make or permit any loud or unusual noises in said premises.

(n) TENANT shall not conduct, nor permit to be conducted on said premises, any business which is contrary to any of the laws of the United States of America, the State of Alabama, or Baldwin County to the ordinances of the City of Robertsdale.

**Covenants of
COUNTY**

The COUNTY covenants and agrees as follows:

- (a) not to discontinue any service or facility herein contracted for;
- (b) the COUNTY shall keep the leased premises, including the locks, keys and other fastenings, in good repair and tenantable condition which includes only those repairs requiring a licensed professional to perform including, without limitation, AL General Contractor License; AL Plumbing and Gas Fitter License; AL HVAC License; AL Electricians License;
- (c) the COUNTY shall make and maintain the demised premises in a condition that is accessible to and usable by the handicapped in accordance with Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, and applicable federal regulations and standards.
- (d) In the event that the COUNTY, during the term hereby demised, shall be required by the City of Robertsdale, the order of decree of any court, or any other governmental authority, to repair, alter, remove, or reconstruct or improve any part of the leased premises or of the building of which said premises are a part, then such repairing, alteration, removal, reconstruction or improvement may be made by and at the expense of the COUNTY and shall not in any way affect the obligations or covenants of the TENANT herein contained, and the TENANT hereby waives all claim for damages or abatement of rent because of such repairing, alteration, removal, reconstruction or improvement.

(e) If TENANT shall move from said premises at any time prior to the termination of this lease, the COUNTY shall have the right to enter upon said premises for the purpose of decorating the same or making alterations or changes therein, without such entry in any manner affecting the obligation as of the TENANT hereunder.

Relationship

Nothing contained in this Lease shall be deemed or construed by the Parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or joint venture between the Parties hereto, it being understood that neither the provisions contained herein nor acts of the Parties hereto, shall be deemed to create a relationship other than that of Landlord and TENANT.

Severability

If any term or provision of this Lease, or the application thereof to any person or circumstance, be invalid or unenforceable the remainder of this Lease or the application of such term or provision to person or circumstances other than those as to which it is held as invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

Time of the Essence

Except as may be otherwise provided for herein, time is of the essence in this Lease as to all acts of the TENANT and COUNTY.

Transfers of the COUNTY

The COUNTY shall have the right to transfer and assign, in whole or in part, all rights and obligations hereunder and in the buildings and leased premises referred to herein, and in such event and upon such transfer the COUNTY shall be relieved of all further obligations hereunder and the TENANT agrees to look solely to the interest of the COUNTY'S successor in interest for the performance of such obligations; provided that, such transferee or assignee of the COUNTY'S interest and rights shall be bound by, and must agree to honor, all of the terms and provisions and conditions of the Lease.

Subordination

The TENANT's rights under this lease shall remain subordinate to any bona fide mortgage or deed to secure debt which is now, or may hereafter be placed upon the

premises; provided that the TENANT's tenancy shall not be disturbed, nor shall the covenants and conditions of this lease be invalidated or changed.

Tenant's Remedy

If at any time the COUNTY either defaults in any of its covenants or obligations, or does not correct any problem/violation under this Lease Agreement, the TENANT shall give written notice of the nature of the default or identified problem. If the default is not cured or the problem fixed, to the reasonable satisfaction of the TENANT, within 60 days of the date of receipt of the notice, or other period subsequently agreed upon the Parties in writing, the TENANT may terminate the Lease.

COUNTY's Remedy

If at any time the TENANT either defaults in any of its covenants or obligations, or does not correct any problem/violation under this Lease Agreement, the COUNTY shall give written notice of the nature of the default or identified problem. If the default is not cured or the problem fixed, to the reasonable satisfaction of the COUNTY, within 60 days of the date of receipt of the notice, or other period subsequently agreed upon by the Parties in writing, the COUNTY may cause the default or noticed problem to be corrected. The TENANT shall reimburse any related charges to the COUNTY upon receipt of invoice for the same.

Holdover Term

If the TENANT remains in possession beyond any termination or applicable expiration of the Lease Agreement, or any extension or renewal hereof, such holding over shall be deemed a month-to-month tenancy at the same rental and terms as were in effect at the time such holding over takes place.

Indemnification

To the fullest extent permitted by law, the TENANT shall defend, indemnify, and hold harmless the COUNTY from and against all claims, damages, losses including death, and expenses, including but not limited to attorneys' fees, arising out of, related to, or resulting from any and all acts or omissions of the TENANT, its employees, servants, or its agents relating to this Lease Agreement and TENANT's activities or use of the leased premises. This provision shall survive the expiration of this Agreement.

Failure to Strictly Enforce Performance

The failure of the COUNTY to insist upon the strict performance of any of the terms, covenants, agreements and conditions of this Contract shall not constitute, and shall never be asserted by Provider as constituting, a default or be construed as a waiver or relinquishment of the right of the COUNTY to thereafter enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

Drug-Free Workplace

In accordance with the Drug-Free Work Place Act of 1988, as amended, and as a condition precedent to the execution of this Agreement, TENANT certifies that it is responsible for knowing, and will comply with, the standards of the Baldwin County Commission drug-free work place.

Discrimination Clause

TENANT will comply with Titles IV, VI, and VII of the Civil Rights Act of 1964, the Federal Age Discrimination in Employment Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, and all applicable federal and state laws, rules and regulations implementing the foregoing statutes with respect to nondiscrimination on the basis of race, creed, color, religion, national origin, age, sex or disability, as defined in the above laws and regulations. TENANT shall not discriminate against any otherwise qualified disabled applicant for, or recipient of aid, benefits, or services or any employee or person on the basis of physical or mental disability in accordance with the Rehabilitation Act of 1973 or the Americans With Disabilities Act of 1990.

Debarment and Suspension

The TENANT warrants and represents to the COUNTY that neither the TENANT nor any of the TENANT's trustees, officers, directors, agents, servants, and employees (whether paid or voluntary) is debarred or suspended or otherwise excluded from ineligible for participation in federal assistance programs under Executive Order 12549, "Debarment and Suspension."

Notices

Notice required herein shall be in writing, unless otherwise allowed, and said notice shall be deemed effective when received at the following addresses:

TENANT: Baldwin County Library Cooperative, Inc.
P.O. Box 399
Robertsdale, AL 36567

COUNTY: Baldwin County Commission
c/o Chairman
312 Courthouse Square, Suite 12
Bay Minette, AL 36507

Entire Understanding This Lease shall supersede and take the place of all previous agreements and leases and shall constitute the entire understanding of the parties hereto with respect to the subject matter hereof, and no amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof, and duly executed by the parties hereto.

Amendments This Agreement may be amended, modified or altered in any respect so long as such amendment, modification or alteration is in writing, dated subsequent to the date hereof and duly executed by the parties hereto.



LESSOR:
BALDWIN COUNTY, ALABAMA
BALDWIN COUNTY COMMISSION

By: Frank Burt, Jr. 8/5/2011
Frank Burt, Jr., Chairman Date

ATTEST:
David A. Z. Brewer
David A. Z. Brewer, County Administrator Date

8-5-2011

LESSEE:
BALDWIN COUNTY LIBRARY
COOPERATIVE, INC.

By: Walter Penry 8/3/11
Walter Penry, Chairman Date

NOTARY PAGE TO FOLLOW

STATE OF ALABAMA)

BALDWIN COUNTY)

I, the undersigned authority, a Notary Public in and for said COUNTY in said state, hereby certify that, FRANK BURT, JR., whose name as Chairman of the Baldwin County Commission, and DAVID A. Z. BREWER, as County Administrator of the Baldwin County Commission, a political subdivision of the State of Alabama, are signed to the foregoing Lease Agreement, and who are known to me, acknowledged before me on this day that, being informed of the contents of said Real Estate Lease Agreement, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Baldwin County Commission on the day the same bears date.

Given under my hand and seal this the 5 day of August, 2011.

[Handwritten Signature]

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES 10/24/2011



STATE OF ALABAMA)

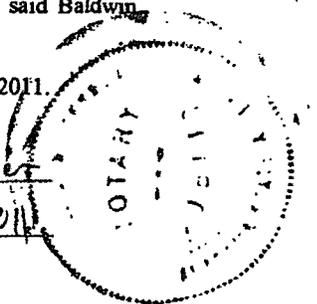
BALDWIN COUNTY)

I, the undersigned authority, a Notary Public in and for said COUNTY in said state, hereby certify that, WALTER PENRY, JR., whose name as Chairman of the Baldwin County Library Cooperative, Inc., a corporation, is signed to the foregoing Real Estate Lease Agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Lease Agreement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Baldwin County Library Cooperative, Inc. on the day the same bears date.

Given under my hand and seal this the 4TH day of August, 2011.

[Handwritten Signature]

NOTARY PUBLIC
My Commission Expires: 10/24/2011





CERTIFICATE OF LIABILITY INSURANCE

OP ID: JBA

DATE (MM/DD/YYYY)

09/26/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING (INSURER(S)), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robertson Insurance Agency Inc 101 N Section St P O Box 1048 Fairhope, AL 36533 Robertson Insurance Agency Inc	Phone: 251-928-2183 Fax: 251-928-2182	CONTACT NAME NAME TITLE PHONE FAX ADDRESS CITY/STATE/ZIP CUSTOMER ID: BALDW-4														
	INSURED Baldwin County Library Co-Operative P O Box 399 Robertsdale, AL 36567	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Employers Mutual Casualty Co</td> <td>21418</td> </tr> <tr> <td>INSURER B: EmCasco Insurance</td> <td>21407</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Employers Mutual Casualty Co	21418	INSURER B: EmCasco Insurance	21407	INSURER C:		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #															
INSURER A: Employers Mutual Casualty Co	21418															
INSURER B: EmCasco Insurance	21407															
INSURER C:																
INSURER D:																
INSURER E:																
INSURER F:																

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A <input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-PORTION <input type="checkbox"/> LOC			10/01/12	10/01/13	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA ACCIDENT) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			10/01/12	10/01/13	COMBINED SINGLE LIMIT (EA ACCIDENT) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
B <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WA) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	10/01/12	10/01/13	<input type="checkbox"/> WC STATU-TORY / STATE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A Property Section			10/01/12	10/01/13	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CONTENTS COVERAGE \$373922 SUBJECT TO \$500 DEDUCTIBLE.

CERTIFICATE HOLDER

ALLOTHE

BALDWIN COUNTY COMMISSION
 312 COURTHOUSE SQUARE STE 12
 BAY SHINETTE, AL 36507

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
 Robertson Insurance Agency Inc

© 1988-2008 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

OP ID: JM

DATE (MM/DD/YYYY)

09/26/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robertson Insurance Agency Inc 101 N Section St P O Box 1048 Falrhope, AL 36533 Robertson Insurance Agency Inc	251-928-2163	CONTACT NAME:	
	251-928-2182	PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		PRODUCER CUSTOMER ID #:	BALDW-4
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Baldwin County Library Co-Operative P O Box 399 Robertsdale, AL 36567	INSURER A: Employers Mutual Casualty Co		21415
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> GENERAL LIABILITY				10/01/11	10/01/12	EACH OCCURRENCE \$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000	
							PERSONAL & ADV INJURY \$ 1,000,000	
							GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COM/OP AGG \$ 2,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT	<input type="checkbox"/> LOC				\$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> HIRED AUTOS						\$	
	<input type="checkbox"/> NON-OWNED AUTOS						\$	
	<input type="checkbox"/> UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE \$	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$	
	<input type="checkbox"/> DEDUCTIBLE						\$	
	<input type="checkbox"/> RETENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				OTH-ER	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$	
							E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
CONTENTS COVERAGE \$366002 SUBJECT TO \$500 DEDUCTIBLE.

CERTIFICATE HOLDER	CANCELLATION
ALLOTHE BALDWIN COUNTY COMMISSION 312 COURTHOUSE SQUARE STE 12 BAY MINETTE, AL 36507	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Robertson Insurance Agency Inc

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CERTIFICATE OF LIABILITY INSURANCE

OP ID: JRI

DATE (MM/DD/YYYY)

07/11/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Robertson Insurance Agency Inc 101 N Section St P O Box 1048 Fairhope, AL 36533 Robertson Insurance Agency Inc	281-928-2183	CONTACT NAME	
	251-928-2182	FAX (A/C, Ext.)	
		INSURER(S) AFFORDED COVERAGE	NAIC #
		INSURER A: Employers Mutual Casualty Co	21418
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED
 Baldwin County Library
 Co-Operative
 P O Box 399
 Robertsdale, AL 36567

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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DESCRIPTION	TYPE OF INSURANCE	APPLICABLE EXCLUSIONS	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			10/01/10	10/01/11	EACH OCCURRENCE \$ 1,000,000 DEDUCTIBLE TO RETIRED PERSONS (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- <input type="checkbox"/> LOC					
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			10/01/10	10/01/11	COMBINED SINGLE LIMIT (Per accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ DEDUCTIBLE \$ RETENTION \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Indicate by Y/N) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Property Section			10/01/10	10/01/11	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CONTENTS COVERAGE \$25000 SUBJECT TO \$500 DEDUCTIBLE



CERTIFICATE HOLDER BALDWIN COUNTY COMMISSION 312 COURTHOUSE SQUARE STE 12 BAY MINETTE, AL 36507	ALLOTHE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
		AUTHORIZED REPRESENTATIVE Robertson Insurance Agency Inc

Balance Current Lease Agreement as of 12/31/2012	2 Yr. Lease Renewal 08/1/2013 - 08/5/2015	Total Amount Due by 08/1/2015
\$22,166.54	\$25,333.20	\$47,499.74
SCHEDULE OF PAYMENT FOR LEASE TERM (31 MONTHS)		
MONTH	AMOUNT	DUE DATE
Jan-2013	\$1,532.25	1/1/2013
Feb-2013	\$1,532.25	2/1/2013
Mar-2013	\$1,532.25	3/1/2013
Apr-2013	\$1,532.25	4/1/2013
May-2013	\$1,532.25	5/1/2013
Jun-2013	\$1,532.25	6/1/2013
Jul-2013	\$1,532.25	7/1/2013
Aug-2013	\$1,532.25	8/1/2013
Sep-2013	\$1,532.25	9/1/2013
Oct-2013	\$1,532.25	10/1/2013
Nov-2013	\$1,532.25	11/1/2013
Dec-2013	\$1,532.25	12/1/2013
Jan-2014	\$1,532.25	1/1/2014
Feb-2014	\$1,532.25	2/1/2014
Mar-2014	\$1,532.25	3/1/2014
Apr-2014	\$1,532.25	4/1/2014
May-2014	\$1,532.25	5/1/2014
Jun-2014	\$1,532.25	6/1/2014
Jul-2014	\$1,532.25	7/1/2014
Aug-2014	\$1,532.25	8/1/2014
Sep-2014	\$1,532.25	9/1/2014
Oct-2014	\$1,532.25	10/1/2014
Nov-2014	\$1,532.25	11/1/2014
Dec-2014	\$1,532.25	12/1/2014
Jan-2015	\$1,532.25	1/1/2015
Feb-2015	\$1,532.25	2/1/2015
Mar-2015	\$1,532.25	3/1/2015
Apr-2015	\$1,532.25	4/1/2015
May-2015	\$1,532.25	5/1/2015
Jun-2015	\$1,532.25	6/1/2015
Jul-2015	\$1,532.25	7/1/2015
TOTAL	\$47,499.74	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/15/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Robertson Insurance Agency Inc 101 N Section St P O Box 1048 Fairhope, AL 36533 Robertson Insurance Agency Inc	CONTACT NAME: Robertson Insurance Agency Inc PHONE (A/C, No, Ext): 251-928-2163 E-MAIL ADDRESS:	FAX (A/C, No): 251-928-2182
	INSURER(S) AFFORDING COVERAGE	
INSURED Baldwin County Library Co-Operative P O Box 399 Robertsdale, AL 36567	INSURER A: Employers Mutual Casualty Co	
	INSURER B: EmCasco Insurance	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			[REDACTED]	10/01/2014	10/01/2015	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			[REDACTED]	10/01/2014	10/01/2015	COMBINED SINGLE LIMIT (Ea accident)	\$ 500,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			[REDACTED]	10/01/2014	10/01/2015	PER STATUTE	
							OTH-ER	
							E.L. EACH ACCIDENT	\$ 100,000
							E.L. DISEASE - EA EMPLOYEE	\$ 100,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CONTENTS COVERAGE \$388404 SUBJECT TO \$500 DEDUCTIBLE.

CERTIFICATE HOLDER

CANCELLATION

ALLOTHE BALDWIN COUNTY COMMISSION 312 COURTHOUSE SQUARE STE 12 BAY MINETTE, AL 36507	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Robertson Insurance Agency Inc
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