

MARY LEILA WILLIAMS,

Plaintiff,

Vs.

LORENE OWENS,

Defendant.

II  
II  
II  
II  
II  
II  
II  
II

CASE NO.

6949

COMPLAINT

COUNT ONE

The Plaintiff claims of the Defendant the sum of ONE HUNDRED FIFTY AND NO/100THS (\$150.00) DOLLARS, the rent of real property, viz: Corner of Pennsylvania and Milwaukee Streets in the Old Post Office Building, Robertsedale, Alabama, demised by the Plaintiff to the Defendant on to-wit, the 28th day of July, 1965, said rent commencing on November 28, 1965 and ending on to-wit, the 28th day of February, 1966, together with interest thereon.

COUNT TWO

The Plaintiff claims of the Defendant the sum of ONE HUNDRED FIFTY AND NO/100THS (\$150.00) DOLLARS for the use and occupation by the Defendant of the following premises, viz: Corner of Pennsylvania and Milwaukee Streets in the Old Post Office Building, Robertsedale, Alabama, belonging to the Plaintiff, from, to-wit, the 28th day of November, 1965, to, to-wit, the 28th day of February, 1966, together with interest thereon.

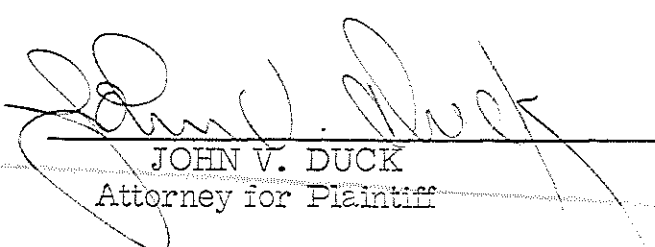
COUNT THREE

The Plaintiff claims of the Defendant the sum of THIRTY AND NO/100THS (\$30.00) DOLLARS for institution of this suit for the collection of rent and for attorneys' advices and services rendered to Plaintiff incident to this breach of that certain lease agreement by and between Plaintiff, as

Lessor and Defendant, as Lessee, of the following premises, viz: "That portion of building on the North Side of Pennsylvania St., first block East of Milwaukee St., which adjoins on the west side the premises now leased to Ed Sturma, and adjoins an alley on the East side, space 24' x 50', approximately" which lease agreement is dated July 28, 1966, a copy of which is attached hereto and made a part hereof as Exhibit "A".

COUNT FOUR

The Plaintiff claims of the Defendant the sum of ONE HUNDRED FIFTY AND NO/100THS (\$150.00) DOLLARS for rent due as liquidated damages for the breach of that certain lease agreement entered into by and between the Plaintiff, as Lessor, and the Defendant, as Lessee, on July 28, 1965 for the lease of the following described premises located in the City of Robertsdale, County of Baldwin, Alabama: "That portion of building on the North Side of Pennsylvania St., first block East of Milwaukee St., which adjoins on the west side the premises now leased to Ed Sturma, and adjoins an alley on the East side, space 24' x 50', approximately". Plaintiff avers that Defendant defaulted in the payment due under said lease, a copy of which is attached hereto as Exhibit "A" and made a part hereof, on to-wit November 28, 1965 and there is due and owing Plaintiff from Defendant as rent the sum as aforesaid and sued for herein. Plaintiff further claims of the Defendant a reasonable attorneys' fee and waiver of exemption as set forth in said lease, together with interest thereon from February 28, 1966.

  
JOHN V. DUCK  
Attorney for Plaintiff

Defendant may be served at:  
Robertsdale, Alabama

FILED  
APR 28 1966  
ALICE L. DUCK, CLERK  
REGISTER

STATE OF ALABAMA,  
MOBILE COUNTY

THIS LEASE, made this as of the 28th day of July, 19 65

between MARY LEILA WILLIAMS,

, party of the first part, hereinafter

called lessor, by MISS LORENE OWENS

~~XXXXXXXXXXXX~~ P. O. Box 284, Robertsdale

Ala.

, party of the second part, hereinafter called the lessee.

WITNESSETH: That the lessor does hereby lease and rent unto the lessee, the following premises in the City of Mobile, Alabama, viz: That portion of building on the North Side of Pennsylvania St., first block East of Milwaukee St., which adjoins on the west side the premises now leased to Ed Sturma, and adjoins an alley on the East side, space 24' x 50', approximately

for occupation by the lessee as a furniture store

and for no other different object or purpose, for and during the term of SIX MONTHS ----- to-wit: from the 28th day of July, 1965, to the 28th day of January, 19 65,

and the lessor shall not be liable for the failure to deliver possession of said premises, provided the lessor shall exercise due diligence. at 270 Woodlands Ave., Mobile, Ala.

The lessee agrees to pay to the lessor ~~or said Agents, at the office of said Agents,~~ the sum of

Three Hundred & 00/100 -----

Dollars, payable as follows.

By monthly payments of Fifty and 00/100 -----

Dollars

each, due and payable, respectively, on the 28th day of July, 19 65 and on the 28th day of each month thereafter.

To secure the payment of any sums which may become due to the lessor from the lessee under the terms and provisions of this lease or by operation of law, the lessor shall have a lien on all furniture, equipment, goods and effects which may be brought upon the leased premises. The lessee is to pay all bills and other costs incident to the use of gas, electricity, and other utility services, on or for the leased premises. The terms and provisions of this lease shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, and assigns of the parties hereto. Lessee shall have the privilege, so long as he is not in default hereunder, of renewing the lease for the term of six months immediately following the expiration date of the primary term, at an increased rate of \$60.00 per month, provided, written notice of intent to renew be given to the lessor at least thirty (30) days, prior to the expiration date of the primary term.

And the lessee further covenants and agrees that if the lessee should at any time, during the continuance of this lease, remove or attempt to remove, or manifest an intention to remove the goods, furniture, effects, improvements and personal property brought thereon, out of or from said premises (except in the regular course of trade), without having paid in full all rent which shall become due during the term, or should an execution or other process be levied upon the goods and chattels of the lessee in and upon said premises, or if a petition in bankruptcy be filed by or against the said lessee or an assignment be made for the benefit of lessee's creditors, or a receiver be appointed, or should the lessee violate any other conditions of this lease, then in such case, or upon the happening of any one or more of such cases, the whole rent for the whole term of this lease shall at once become due and payable, and the lessor may proceed by attachment, suit or otherwise, to collect the whole rent reserved in the same manner, as if by the terms of this lease the whole rent for the entire term were payable in advance.

Should the lessee fail to pay rents as they fall due as aforesaid, or violate any of the conditions of this lease, or should the lessee be adjudged a bankrupt, or should a receiver be appointed or should execution or other process be levied upon the interest of the lessee in this lease or the property of the lessee upon the leased premises, the lessor shall have the right at lessor's option, to re-enter said premises and annul this lease. Such re-entry shall not bar the recovery of rent or damages for breach of covenant, nor shall the receipt of rent after conditions broken be deemed a waiver of forfeiture. And in order to entitle the lessor to re-enter it shall not be necessary to give notice of rent being due and unpaid, or of other conditions broken, nor to make demand for rent, the execution of this lease, signed by the parties thereto, which signing is hereby acknowledged, being sufficient notice of the rents being due and a demand for the same, and shall be so construed, any law, usage or custom to the contrary, notwithstanding.

And the lessee agrees to comply with all the laws and ordinances of the City of Mobile in regard to nuisances, in so far as the buildings and premises hereby let, and the streets and alleys bounding the same, are concerned, and that the lessee will by no act or omission render the lessor liable for any violation of such city laws or ordinances. The lessee agrees to replace all glass broken, to replace all keys lost or broken, to pay all bills for water used on said premises during this term; to keep all electrical apparatus in order; to permit no waste of property, nor allow the same to be done, but to take good care of said premises; not to assign this lease nor under-lease or let said premises, or any part or interest therein, without written consent of the lessor, hereon endorsed; and this lease, or any renewal thereof being terminated, to surrender quiet and peaceable possession of said premises in like good order as at the commencement of said term, natural wear and tear excepted.

It is further understood and agreed that the lessor shall not be required to do any repairs upon the building hereby leased, unless so stipulated and agreed in writing at the commencement of this lease, nor is the lessor liable for any breakage, or getting out of order of the water pipes, water closets or other plumbing, but on the contrary, the lessee shall keep the same in such repair as is required by the sanitary laws of said city of this state, natural wear and tear excepted.

It is further understood and agreed that the lessor shall not be liable for any damage which may accrue on account of any defect in said building, or in said premises or from rain, wind or other causes. Nothing contained herein shall be construed as a warranty that said premises are fit or suitable for the use and purpose for which they are leased. And the lessor reserves the right during this term, to visit and inspect, by himself or agents, said premises at any reasonable time; to show the same to intended tenants or purchasers; also to display "For Sale" or "For Rent" signs on said buildings or premises.

It is further understood and agreed that the lessor reserves the right to make repairs on or about said premises that may be deemed necessary by him during this term. And the lessee further covenants with the lessor that the furniture, goods and effects which will be brought upon said premises shall be owned by the lessee. If the lessee vacates these premises before the end of said term, without written consent of the lessor, the lessor has the right to re-enter and let said premises as the agent of the lessee herein named, and such re-entry and re-letting shall not discharge this lessee from liability for rent nor from any other covenant herein contained and to be kept by this lessee.

In the event of employment of an attorney for the collection of any amount due hereunder, or for the institution of any suit for possession of said property, or for advice or service incident to the breach of any other condition of this lease by the lessee, or on account of bankruptcy proceedings by or against lessee, or legal process being issued against the furniture and effects of the lessee, located upon the leased premises, or the leasehold interest of the lessee, the lessee agrees to pay and shall be taxed with a reasonable attorney's fee, which fee shall be a part of the debt evidenced and secured by this lease.

And as a part of the consideration of this lease, and for the purpose of securing to the lessor prompt payment of said rent as hereby stipulated or any costs or fees or damages that the lessor may suffer, either by the failure to surrender quiet and peaceable possession of said premises as aforesaid, or for any damages whatsoever which may be awarded the lessor under this lease, the lessee hereby waives all rights which lessee may have under the Constitution and Laws of the State of Alabama or any other State of the United States, to have any personal property of the lessee exempt from levy or sale or other legal process.

Where the rent under this lease is payable in Monthly, or other installments, in advance, and there is a default by the lessee entitling the lessor to repossess said property, and lessor does so repossess said property amicably or by legal proceedings, the rent for the unexpired term of said installment period, shall be due and payable as liquidated damages for the breach of the conditions of this lease.

If the building leased herein is destroyed by fire, without fault of the lessee, such destruction shall cancel the lease, and rent shall be payable only to the time of such destruction.

If the rented premises, or the building of which it is or may be a part shall be damaged by fire, without fault of the lessee, then, and in that event, the lessor shall have the option to decide whether lessor shall or shall not repair and restore said building or rented premises to their original shape, and if lessor decides to repair and restore the building or the rented premises as aforesaid, then, from the time such damage occurs until the repairs are completed, an equitable abatement of the rent must be allowed. It is understood, however, that if the damage is such as not to render the rented premises untenable for the purpose for which they are rented, then, there shall be no abatement of the rent while the repairs are being made.

It is hereby agreed further that if the lessee shall continue on said premises, or any part thereof, after the termination of this contract, then, at the option of the lessor, this contract shall continue in full force under all terms, conditions and covenants here and above set out.

It is further understood and agreed that only the one room built for or designated as the "kitchen" is to be used for cooking purposes without the written consent of the lessor.

In the event the lessee herein obtains the written consent of the owners or agents to subrent the property herein leased, such subrental shall be made through the original agents of the lessor only, except upon express agreement to the contrary.

In the event this lessee renews this lease for another period or re-rents the property herein described, all rent payments made after such new rental shall be applied first to the payment of any sum or sums of money due under the previous lease or term, until all indebtedness under said previous lease or term is paid up.

In the absence of any agreement to the contrary any and all improvement erected, made or placed upon the premises hereby leased shall at and on the completion or installation of same, become the property of the landlord, whether permanently attached to the freehold or not.

It is understood and agreed that no part of said premises shall be used for the sale, manufacture or storage of any prohibited liquors, or for any other illegitimate purposes.

In the event lessee violates the terms of said lessee's previous lease so as to create or cause a forfeiture of same or be dispossessed from these or any other premises or fails or refuses on demand to pay rent past due under a former lease, then and thereupon this lease contract shall be null and void, at the option of the lessor.

IN TESTIMONY WHEREOF, we have hereunder set our hands in duplicate, the day and year first above written.

*Lorene Owens*

Miss Lorene Owens  
P. O. Box 284, Robertsdale, Ala.

Lessee

Lessee

*Mary Zeila Williams*

Mary Zeila Williams,  
270 Woodlands Ave., Mobile, Ala.

Lessor

By

As Agent

LEASE

\$ 300.00

MARY ZEILA WILLIAMS

To

MISS LORENE OWENS

From 7/28/65

To 1/28/66

OFFICIAL LEASE  
MOBILE REALTY ASSOCIATION  
ADOPTED AUGUST 1, 1922

Sold by  
BIDGOOD STATIONERY CO.  
MOBILE, ALA.

SUMMONS AND COMPLAINT

MOORE PRINTING COMPANY - BAY MINETTE, ALA.

STATE OF ALABAMA

Baldwin County

Circuit Court, Baldwin County

No.....

.....TERM, 19.....

TO ANY SHERIFF OF THE STATE OF ALABAMA:

You Are Hereby Comanded to Summon .....LORENE OWENS.....

to appear and plead, answer or demur, within thirty days from the service hereof, to the complaint filed  
in the Circuit Court of Baldwin County, State of Alabama, at Bay Minette, against.....

LORENE OWENS

....., Defendant.....

by .....MARY LEILA WILLIAMS.....

....., Plaintiff.....

Witness my hand this.....

day of.....

19.....

64-5-9-66

..... Clerk

No. 6949 Page.....

STATE OF ALABAMA

Baldwin County

CIRCUIT COURT

MARY LEILA WILLIAMS

Plaintiffs

vs.

LORENE OWENS

Defendants

SUMMONS AND COMPLAINT

FILED

Filed ..... 19.....

APR 28 1966

Clerk

ALICE J. DUCK, CLERK  
REGISTERED

JOHN V. DUCK

Plaintiff's Attorney

Defendant's Attorney

Defendant lives at

Robertsdale, Alabama

RECEIVED

Received In Office

APR 28 1966

19.....

TAYLOR WILKINS

SHERIFF

Sheriff

I have executed this summons

this May 9 1966

by leaving a copy with

Lorene Owens

Sheriff claims 30 miles at

Ten Cents per mile Total \$ 5.00

TAYLOR WILKINS, Sheriff

BY

DEPUTY SHERIFF

Taylor Wilkins Sheriff  
Charles E. [Signature] Deputy Sheriff

R. Duck