

1662972



STATE OF ALABAMA

COUNTY OF BALDWIN

TERMINATION OF REAL ESTATE LEASE

KNOW ALL MEN BY THESE PRESENTS: That certain Real Estate Lease by and between Baldwin County Cattle & Fair Association, Inc., and Baldwin County, Alabama, dated September 29, 2008, and recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument No. 1141221, is hereby TERMINATED and CANCELLED of record.

Cattle & Fair hereby represents and warrants to Baldwin County that, after all required notices having been provided, it has taken all action deemed necessary in accordance with its by-laws, rules of procedure and any and all applicable laws, rules and regulations in approving the Termination of Real Estate Lease ("Termination") and authorizing the execution of the same. Each person signing this Termination on behalf of Baldwin County Cattle & Fair Association, Inc., represents and warrants to Baldwin County that this Termination is valid and binding and all necessary action has been taken to approve and authorize the same.

IN WITNESS WHEREOF, the undersigned have hereunto caused this instrument to be executed on this the 17<sup>th</sup> day of October, 2017.

BALDWIN COUNTY, ALABAMA

By:

T. J. Elliott  
T. CHRISTOPHER ELLIOTT  
Its Chairman

ATTEST:

Ronald J. Cink  
RONALD J. CINK, County Administrator



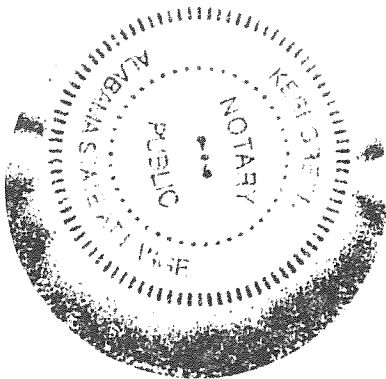
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Keri Green, a Notary Public in and for said county in said state, hereby certify that T. Christopher Elliott, whose name as Chairman of the Baldwin County Commission, and Ronald J. Cink, whose name as County Administrator of the Baldwin County Commission, a 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 such instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said commission on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of October, 2017.

Keri Green  
Notary Public, Baldwin County, Alabama  
My Commission Expires: 11/23/19



BALDWIN COUNTY CATTLE & FAIR  
ASSOCIATION, INC., an Alabama non-profit  
corporation

By: George Campbell  
GEORGE CAMPBELL  
Its President

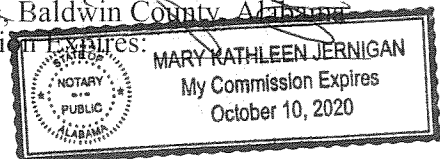
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said county in said state, hereby certify that George Campbell, whose name as President of Baldwin County Cattle & Fair Association, Inc., an Alabama non-profit 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of October, 2017.

Mary Kathleen Jernigan  
Notary Public, Baldwin County, Alabama  
My Commission Expires:



George Campbell  
GEORGE CAMPBELL  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

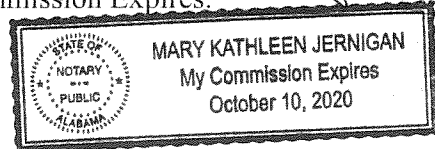
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said County in said State, hereby certify that GEORGE CAMPBELL, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of October, 2017.

Mary Kathleen Jernigan  
Notary Public, Baldwin County, Alabama  
My Commission Expires:



F. B. Ellison

F. B. ELLISON  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

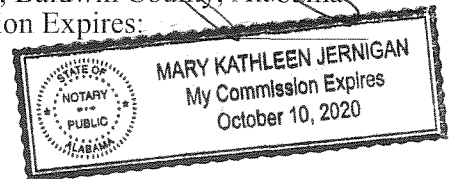
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said County in said State, hereby certify that F. B. ELLISON, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of October, 2017.

Mary Kathleen Jernigan  
Notary Public, Baldwin County, Alabama  
My Commission Expires:





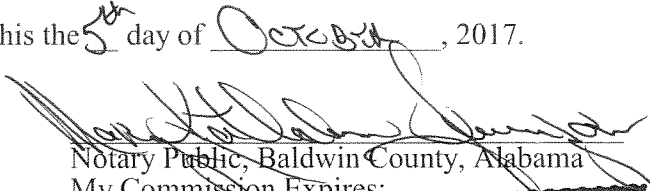
A. B. (SONNY) HANKINS  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

STATE OF ALABAMA

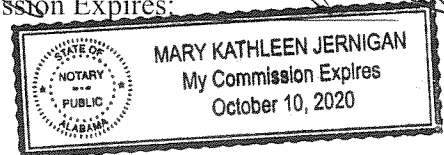
COUNTY OF BALDWIN


I, Mary Kathleen Jernigan, a Notary Public in and for said County in said State, hereby certify that A. B. (SONNY) HANKINS, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of October, 2017.



Notary Public, Baldwin County, Alabama  
My Commission Expires:




  
H. L. (BUDDY) LONG  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

STATE OF ALABAMA


COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said County in said State, hereby certify that H. L. (BUDDY) LONG, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of October, 2017.

  
Notary Public, Baldwin County, Alabama  
My Commission Expires:




  
ELMER MCDANIEL  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

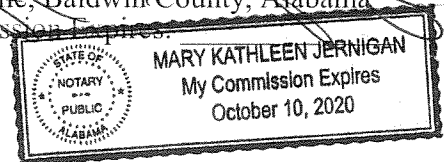
STATE OF ALABAMA


COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said County in said State, hereby certify that ELMER MCDANIEL, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of October, 2017.

  
Notary Public, Baldwin County, Alabama  
My Commission Expires.



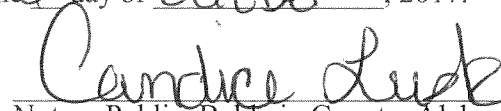
  
ROBERT (BOB) MCMILLAN  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Candice Lusk, a Notary Public in and for said County in said State, hereby certify that ROBERT (BOB) MCMILLAN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6<sup>th</sup> day of October, 2017.

  
Notary Public, Baldwin County, Alabama  
My Commission Expires: 07/12/2020



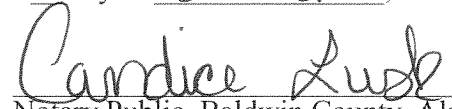
  
NEIL MCMILLAN  
Board Member  
Baldwin County Cattle & Fair  
Association, Inc.

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Candice Lusk, a Notary Public in and for said County  
in said State, hereby certify that NEIL MCMILLAN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6<sup>th</sup> day of October, 2017.

  
Notary Public, Baldwin County, Alabama  
My Commission Expires: 07/12/2020

This instrument prepared by:

DAVID J. CONNER  
Blackburn & Conner, P.C.  
Attorneys at Law  
Post Office Box 458  
Bay Minette, Alabama 36507  
(251) 937-1750

REAL ESTATE LEASE

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 10/26/2017 11:44 AM  
TOTAL \$ 0.00  
46 Pages

1662973

STATE OF ALABAMA )

BALDWIN COUNTY )



**Parties**

LEASE AGREEMENT made by and between the Lessor, whose name is Baldwin County (hereinafter referred to as "COUNTY"), and Lessee, whose name is BALDWIN COUNTY CATTLE & FAIR ASSOCIATION, INC., (hereinafter also referred to as "B.C. CATTLE & FAIR, TENANT or BCCFA").

**Term of Lease**

The lease term shall commence on October 1, 2017, and terminate at midnight on September 30, 2022 (5 years).

**Property & Location**

This lease covers the finished areas of the coliseum, arena and the subject property as it is described within the Purchase Agreement (See Purchase Agreement attached hereto as Attachment A) and as it is shown within the attached aerial photo (See photo attached hereto as Attachment B and included herein as if fully set forth) located in Baldwin County, Alabama, in the City of Robertsdale, at the address of 19477 Fairground Road, Robertsdale, Alabama 36567 (cumulatively known as the property, the leased property, the leased premises, or the facility) as of the date of full execution. Notwithstanding this provision, the subject leased property, and the use thereof, shall only include the entire finished portion of the arena and coliseum (i.e. the unfinished areas shall not be subject to this Lease), as of the date of full execution subject to the specified and limited use as identified by the attached drawing identified as Attachment C, included herein as if fully set forth, excepting entirely from this Agreement two areas: 1) at least 300+square feet of secured, finished, interior room within the Coliseum for the exclusive use of the Baldwin County Emergency Management Agency as shown on Attachment C; and 2) at least 300+ square feet of office space that will be subject to lease between the Master Gardeners Association of Baldwin County and the COUNTY, as shown on Attachment C; however, during any time that the B.C. Cattle and Fair is supplying the Master Gardeners Association reasonable and adequate office space, with the

reasonableness and adequacy to be determined by the Master Gardeners Association, and the B.C. Cattle & Fair outside of the Coliseum, then any space within the Coliseum occupied by the Master Gardeners (i.e. 300+ sq ft) can be used by the B.C. Cattle and Fair during such time of vacancy.

**Rent**

The annual rent shall be Fifteen Thousand Dollars (\$15,000.00) plus fifteen percent (15%) of the net revenue for any and all activities on the property excluding only the revenue received from the annual Baldwin County Fair sponsored by the BCCFA, as evidenced by financial reports as audited by either the COUNTY or a third party on a random or as-needed basis. The \$15,000.00 shall be paid in advance annual installments with the first payment due upon execution of the Lease. The fifteen percent (15%) of any and all net revenues received during the quarter (excepting only the B.C. annual fair revenues, if any) shall be remitted to the COUNTY in quarterly installments with the first full installment due 90 days (one quarter) from the date of the execution of this Agreement and automatically each quarter thereafter on the same date of the month. At no time shall the B.C. Cattle & Fair withhold any portion of rental payments as payment for any dispute, or repair made, regarding this Agreement or the subject property.

**Late Payment  
Penalties**

A penalty, in the amount of ten percent (10%) of any outstanding amounts, shall be assessed and compounded each and every quarter to the extent that any portion of any payment is not received by the COUNTY by the date required herein. Said penalty shall be assessed upon any amounts unpaid. Said penalty shall be cumulative and be considered the same as, and as a portion of, the rental payment required herein. This ten percent (10%) penalty shall be assessed to any and all lease payments and/or amounts unpaid, whether or not the same is immediately or subsequently identified, whether or not the same is easily identified, or whether or not the amounts are identified later by an accounting of the records of B.C. Cattle and Fair. Notwithstanding anything herein, the COUNTY maintains the right to

consider any late or nonpayment of rents as a material default and breach of this Agreement, if not remedied within sixty (60) days.

**Insurance**

The COUNTY shall maintain its own fire and casualty insurance on the coliseum and arena for use of the leased premises. The B.C. Cattle & Fair shall maintain its own comprehensive general liability insurance which names the COUNTY as an additional insured for use of the leased premises. The COUNTY shall maintain general liability insurance regarding the property. The Tenant shall not maintain any hazardous materials on the leased premises.

**Miscellaneous**

(a) The Arena and Coliseum shall both be smoke-free facilities. Any smoking on the subject property shall be confined to areas designated by the COUNTY.

(b) Excepting service animals for those with disabilities, the Coliseum shall be an animal-free facility.

(c) B.C. Cattle and Fair 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 subject property. At which time, the COUNTY shall make reasonable efforts to correct the issue. At no time shall the B.C Cattle & Fair correct any disruption of, failure of, or damage to without limitation, equipment, structures, utilities or any portion of the subject 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 with the exception of any extra electrical outlets that may be needed for activities.

(e) Any and all furnishings and personal property kept within the Coliseum shall be mobile and/or easily removable in nature pursuant to the respective guidelines established by the Federal Emergency Management Agency (FEMA).

(f) 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 B.C. Cattle and Fair, nor relieve TENANT of the obligation to fulfill any covenant in this Lease.

(g) The COUNTY may reasonably create and impose 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 and shall not be incompatible with the activities known by the Parties and anticipate to take place on the property to include, without limitation, weddings, dances, civic events, trade shows, religious events, livestock, rodeos and carnival events and those events wherein alcoholic beverages may be served, provided such complies with the Federal, State and local laws.

(h) No payment by B.C. Cattle and Fair or receipt by the COUNTY of a lesser amount than the required installment payments, including the payment to the COUNTY of fifteen percent (15%) of net proceeds, shall be deemed to be other than payment on account of the earliest rent due, nor shall any endorsement made on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction, and the COUNTY may accept such check or payment without prejudice to COUNTY'S right to recover the balance of such rent or pursue any other remedy. This provision shall survive the termination or expiration of this Agreement.

(i) 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 subject only to the restrictions contained herein provided that such authority does not conflict with FEMA Standards.

(j) The Parties shall maintain a joint calendar of any and all events and activities of the TENANT, or scheduled by the TENANT, that will utilize any portion of the subject property.

**Covenants of**  
**B.C. Cattle & Fair**

The B.C. Cattle and Fair shall:

a) be responsible for paying all utilities used on the property to include, without limitation, the costs associated with any B.C. Cattle and Fair use of any emergency generators located on the property. Any such use shall be paid by B.C. Cattle and Fair upon the receipt of invoice given by the COUNTY. Any utility costs incurred during times when the COUNTY occupies the facility as an emergency shelter, shall be reimbursed by the COUNTY, to the extent of such use, following a proper accounting of the same.

(b) allow the COUNTY exclusive use of the coliseum and arena without charge including, without limitation, any furnishings and personal property excluding computer equipment located therein, when such use does not conflict with any previously scheduled events of the B.C. Cattle & Fair Association, excepting only times when the COUNTY has declared an emergency to exist, the County activates the property as a shelter, natural disasters and/or acts of God. During times when the COUNTY uses the property for something other than a shelter, the COUNTY shall remit to the B.C. Cattle and Fair fifteen percent (15%) of any gross proceeds or revenue actually received, as a result of such event, if any. Such amounts remitted by the County shall not be considered as a portion of rent as described herein. The County shall be responsible for damages to the personal property of B.C. Cattle & Fair, during the County's use of the facility.

B.C. Cattle & Fair further agrees to allow the entry and unrestricted use of all of the subject property including, without limitation, any furnishings and personal property, excluding computer equipment, located therein, during emergencies, disasters and/or acts of God, as needed with the exception of the B. C. Cattle & Fair Director's Office. Notwithstanding anything written herein to the contrary, if the

entire facility is needed for shelter operations, as determined by the Baldwin County Commission, then said access and unrestricted use shall apply to all areas. Should the COUNTY's use of the facility as a shelter interrupt the B.C. Cattle & Fair's annual Baldwin COUNTY Fair, then the COUNTY will reimburse to the B.C. Cattle & Fair reasonable prepaid expenses lost by B.C. Cattle & Fair that are a direct result of the COUNTY occupying the facility during such time.

Notwithstanding the above statement, any reasonable prepaid expenses reimbursable by the COUNTY and shall not include potential or lost revenue resulting from any such emergency or disaster.

(c) not assign this Lease Agreement or to sublet the demised premises, or any portion thereof, without written permission of the COUNTY. Notwithstanding this provision, nothing shall prevent the B.C. Cattle & Fair from charging necessary fees for the use of the facility and property. Notwithstanding this provision, nothing shall prevent the B.C. Cattle and Fair from providing to the City of Robertsdale ten (10) days of usage of the facility each calendar year with the terms of such usage at the discretion of the B.C. Cattle and Fair. Any proceeds or benefits as a result of said usage by the City shall not be considered as part of the rent as described herein.

(d) keep the premises clean, kept and 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. The County shall be responsible for all other repairs.

(e) ensure that the COUNTY has, at all times, any necessary security codes, keys, etc., required to fully access all interior and exterior doors, gates and areas throughout the property and facilities excluding the B.C. Cattle & Fair office excepting as authorized by the Baldwin County Commission. This provision shall survive the termination or expiration of this Agreement.

(f) 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.

(g) 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.

(h) immediately surrender full possession of the property when notified by the COUNTY that the property is needed as shelter. Upon surrendering possession, if the entire leased premises are needed as a shelter or for shelter purposes, Baldwin COUNTY Cattle and Fair shall cease activities until notified by the COUNTY that reentry is allowed.

(i) be responsible for providing ground maintenance for the property;

(j) immediately (within 24 hours) notify the COUNTY EMA Director of any and all events to be held on the property, or that will cause any portion of the leased property to be used, without consideration of nature or size.

(k) in relation to their duties and use under this Agreement and their duties and use relating to the subject property, at their sole cost and expense, comply with 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 B.C. Cattle and



Fair duties or use of the subject property shall be remedied immediately at the cost of B. C. Cattle and Fair. Failure to remedy such violations or potential violations shall constitute a breach of this Agreement.

(l) 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.

(m) immediately (within 24 hours) notify the COUNTY of any damage, nuisance, interference, annoyance, or disturbance. Notwithstanding any provision herein, the B.C. Cattle and Fair 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.

(n) 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 B.C. Cattle and Fair 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.

(o) 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, the lease and all of its terms shall remain in effect.

(p) allow the County full and complete access to all electronics and all manner of communication existing within the property, excepting only personal property owned by the B. C. Cattle and Fair.

**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 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) to be responsible for the actual testing of the emergency generators serving the property and any costs associated with such tests. Notwithstanding this provision, nothing shall cause the COUNTY to be responsible for costs associated with the B.C. Cattle and Fair actual use of such emergency generators.
- (e) allow the B.C. Cattle and Fair Association to control access to the public right of way existing on the property subject only to the ability of the County to gain access at any time.

**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 B.C. Cattle and Fair 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.

**Acts of God**

This lease shall become null and void at the option of the B.C. Cattle & Fair in the event said leased premises should be destroyed by fire, or any reason whatsoever including acts of God, and the liability of the B.C. Cattle & Fair for rents thereafter occurring under this lease agreement shall cease upon the said happening of any said events, but if said leased premises are partially (less than 50%) damaged by fire ,casualty or any reason whatsoever including acts of God, then the same shall be repaired and restored by the COUNTY as speedily as possible, at the COUNTY's own expense, and from date of such damage until completion of such repairs, an equitable abatement of rent shall be allowed to the B.C. Cattle & Fair.

**Subordination**

The B.C. Cattle & Fair 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 B.C. Cattle & Fair'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 B.C. Cattle

& Fair 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 B.C. Cattle & Fair, within 60 days of the date of receipt of the notice, or other period subsequently agreed upon the Parties in writing, the B.C. Cattle & Fair may cause the default or noticed problem to be corrected. The County shall reimburse any related charges to the B.C. Cattle & Fair upon receipt of invoice for the same.

**COUNTY's Remedy**

If at any time the B.C. Cattle and Fair 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.

**Indemnification.**

To the fullest extent permitted by law, the B.C. Cattle and Fair 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 B.C. Cattle and Fair, its employees, servants, or its agents relating to, as a result of, contemplated by, or allowed for herein.

**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 B. C. Cattle & Fair 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, B. C. Cattle & Fair certifies that it is responsible for knowing, and will comply with, the standards of the BCC drug-free work place.

**Discrimination Clause**

B. C. Cattle & Fair 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. B. C. Cattle & Fair 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 B.C. Cattle & Fair warrants and represents to the COUNTY that neither the B.C. Cattle & Fair nor any of the B.C. Cattle & Fair's trustees, officers, directors, agents, servants, and employees (whether paid or voluntary) is debarred or suspended or otherwise excluded from 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:

B.C. Cattle & Fair:           Post Office Box 1491  
  Robertsdale, Alabama 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.

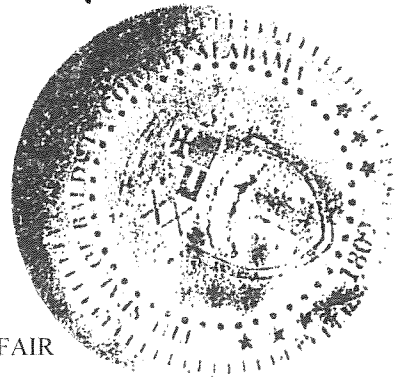
**SIGNATURE PAGE TO FOLLOW**

LESSOR:  
BALDWIN COUNTY, ALABAMA

By: T. Elliott / 10/17/17  
T. Christopher Elliott, Chairman Date

ATTEST:

Ronald J. Cink / 10-17-17  
Ronald J. Cink, County Administrator Date



LESSEE:  
BALDWIN COUNTY CATTLE & FAIR  
ASSOCIATION, INC.

By: George Campbell / 10-5-17  
George Campbell, President Date

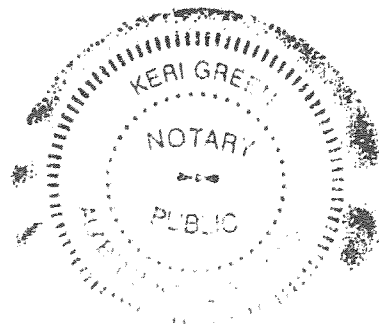
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Keri Green, a Notary Public in and for said county in said state, hereby certify that T. Christopher Elliott, whose name as Chairman of the Baldwin County Commission, and Ronald J. Cink, whose name as County Administrator of the Baldwin County Commission, a 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 such instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said commission on the day the same bears date.

Given under my hand and official seal this 17th day of October, 2017.

Keri Green  
Notary Public, Baldwin County, Alabama  
My Commission Expires: 11-23-19

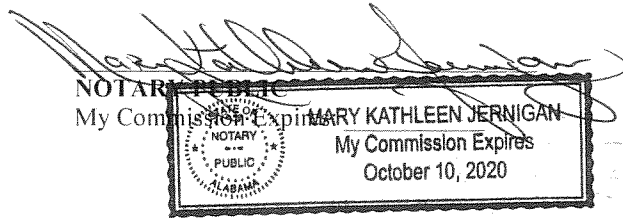


STATE OF ALABAMA

COUNTY OF BALDWIN

I, Mary Kathleen Jernigan, a Notary Public in and for said county in said state, hereby certify that, George Campbell, whose name as President of Baldwin County Cattle & Fair Association, Inc., a corporation, is signed to the foregoing 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 Cattle & Fair Association, Inc., on the day the same bears date.

Given under my hand and seal this the 5th day of October, 2017.





**REAL ESTATE SALE AND PURCHASE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that this Real Estate Sale and Purchase Agreement (hereinafter "AGREEMENT") is made and entered into by and between **BALDWIN COUNTY CATTLE & FAIR ASSOCIATION, INC.** an Alabama non-profit corporation, (hereinafter "SELLER") and **BALDWIN COUNTY, ALABAMA**, a political subdivision of the State of Alabama, (hereinafter "BUYER").

WITNESSETH:

**WHEREAS**, pursuant to Agenda item numbered L10, as unanimously approved by the Baldwin County Commission, as the governing body of the BUYER, in regular session assembled on October 18, 2005, and the Memorandum of Understanding (a copy of which is attached hereto, but not incorporated herein, as Exhibit A) executed by the BUYER and SELLER, BUYER has agreed to buy and SELLER has agreed to sell, upon the terms and conditions contained herein, a certain parcel of real property (the "Subject Real Property") located within the City of Robertsedale, Alabama. The Subject Real Property, more fully described in Section 1 below, consists of a coliseum and arena and related improvements (collectively the "Subject Improvements"). The Subject Improvements, constructed with the help of the Federal Emergency Management Agency ("FEMA"), provide both the citizens of the BUYER with a hurricane shelter and officers of the SELLER with a location from which to conduct its business; and

**WHEREAS**, in connection with the execution and delivery of this Agreement, SELLER and BUYER have agreed to enter into a Real Estate Lease (the "Lease") whereby BUYER shall lease the Subject Improvements to SELLER for a term expiring on August 31, 2083 (the "Lease Term"). Pursuant to the Lease SELLER shall use the Subject Improvements to conduct its business. The conduct of the SELLER'S business shall not prevent the Subject Improvements from also being used, during the Lease Term, as a hurricane shelter available to BUYER'S citizens; and

**WHEREAS**, SELLER and BUYER wish to reduce to writing the said terms of the Memorandum of Understanding and their mutual acceptance thereof and hereof by

executing and delivering this AGREEMENT upon the terms and conditions contained herein.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained within this AGREEMENT, the sufficiency of which is hereby acknowledged, BUYER and SELLER do hereby agree as follows:

1. **AGREEMENT TO SELL AND PURCHASE SUBJECT REAL PROPERTY**

**AND SUBJECT IMPROVEMENTS.** SELLER agrees to sell and BUYER

agrees to buy the Subject Real Property and Subject Improvements thereon, as described on Exhibit B attached hereto and incorporated herein by reference, and as further identified by the aerial photo attached hereto and incorporated herein by reference as Exhibit C, upon the terms and conditions set forth in Section 3 below.

2. **AGREEMENT TO GRANT RIGHT OF FIRST REFUSAL TO ADJOINING REAL PROPERTY AND ADJOINING IMPROVEMENTS.**

(A) Grant of Right of First Refusal. Should SELLER decide to sell that certain real property (the "Adjoining Real Property"), and the related improvements thereon (the "Adjoining Improvements"), adjoining the Subject Real Property, as described on Exhibit D (The description of the property in the first right of refusal) attached hereto and incorporated herein by reference, SELLER hereby grants to BUYER the exclusive first right of refusal (the "Right of Refusal") to purchase such Adjoining Real Property and Adjoining Improvements (the Subject Real Property, Subject Improvements, Adjoining Real Property and Adjoining Improvements are hereinafter collectively referred to as the "Properties").

(B) Option Period. SELLER shall immediately notify BUYER in writing of its decision to sell the Adjoining Real Property and Adjoining Improvements.

BUYER shall have ninety days (the "Option Period"), from its receipt of written notice of SELLER'S decision to sell, in which to notify SELLER in writing of its intent to exercise its right to purchase such Adjoining Real Property and Adjoining Improvements. During the Option Period, SELLER shall not advertise, discuss, negotiate or enter into any agreement for the sale, lease or other disposition of the Adjoining Real Property or Adjoining Improvements with any other party until BUYER submits to SELLER a written statement, duly authorized by resolution of the governing body of the BUYER, refusing such Right of Refusal granted pursuant to this section.

(C) Material Inducement. Said Right of Refusal shall be a material inducement to this Agreement, shall survive the Closing Date and shall be properly documented and preserved by filing evidence thereof in the Probate Court of Baldwin County.

3. **PURCHASE PRICE FOR SUBJECT REAL PROPERTY, SUBJECT IMPROVEMENTS AND RIGHT OF REFUSAL AND METHOD OF PAYMENT.**

(A) Acceptance of Purchase Price and Terms of Conveyance. BUYER agrees to pay and SELLER agrees to accept therefor the sum of Four Million Eight Hundred Sixty Four Thousand Six Hundred Fifty One and 00/100ths Dollars (\$4,864,651.00) (the "Purchase Price") as the Purchase Price for the Subject Real Property, Subject Improvements and Right of Refusal. The Subject Real Property shall be conveyed by General Warranty Deed, in form acceptable to BUYER, subject only to any recorded public easements or rights-of-way. SELLER shall

also deliver to BUYER, simultaneously with the execution and delivery of the General Warranty Deed, a Bill of Sale as evidence of the sale by SELLER and purchase by BUYER of the Subject Improvements located on the Subject Real Property. Notwithstanding anything written herein, BUYER shall not be responsible for any amounts, costs, overruns, or overages incurred, in any quantity, exceeding the Purchase Price.

(B) Components of Purchase Price. The Purchase Price represents the cumulative value of a USDA loan in the amount of Two Million Three Hundred Fifteen Thousand Fifty Four and 00/100ths (\$2,315,054.00) (the "USDA Loan"), and FEMA matching funds in the amount of Two Million Five Hundred Forty Nine Thousand Five Hundred Ninety Seven and 00/100ths Dollars (\$2,549,597.00) (the "FEMA Grant"). The FEMA Grant represents twenty-five percent (25%) of the Ten Million One Hundred Ninety Eight Thousand Three Hundred Eighty Eight Dollars (\$10,198,388.00) required to construct the Subject Improvements. In connection with the foregoing, SELLER shall also deliver to BUYER an acknowledgment from the USDA that said USDA Loan has been paid-off, satisfied and released.

(C) Accounting. At least thirty (30) days prior to the Closing Date, SELLER shall present to BUYER an accounting which is acceptable to BUYER, of all construction costs submitted to the USDA, appropriate State of Alabama office or agency, and/or FEMA, not to exceed FEMA allowable cost.

4. **CLOSING.** The closing of this transaction and consummation of the actions contemplated herein and hereby shall be held at the offices of Bay Minette, Alabama, on September 30, 2008 (the "Closing Date").

5. **MISCELLANEOUS.**

(A) **Release.** The BUYER shall be released and relieved from paying SELLER the Seventy Five Thousand Dollars (\$75,000.00), annual payment previously committed to SELLER on June 15, 2004, and the last payment of which was scheduled to occur on May 21, 2008.

(B) **Conditions Precedent.** Prior to the Closing Date, and as conditions precedent thereto, BUYER shall receive from SELLER the following:

(i) a State audit for the entire building project including, without limitation, any approved change orders to the original plans that were approved by the State of Alabama EMA;

(ii) a completed audit of the USDA Loan. Said audit shall be performed by a third party auditor acceptable to BUYER.

(iii) a certified set of as-built plans for the Subject Real Property and Subject Improvements thereto.

(iv) certification, from both the architect and the general contractor, that the Subject Improvements are compliant with all federal 361 guidelines and/or requirements and have been constructed in accordance with plans approved by BUYER.

(v) a certificate of completion and occupancy for the coliseum issued by the appropriate governmental agency. A six (6) months temporary

certificate of completion and occupancy for the arena issued by the City of Robertsdale with approval by the Baldwin County Building Official. The SELLER covenants that it will complete the necessary improvements to the arena for a certificate of completion and occupancy by construction of the restroom facilities within the 180 days (six (6) months), allowed for by the Temporary Certificate of Occupancy issued by the City of Robertsdale and dated August 27, 2008, in accordance with the plans approved by the Baldwin County Building Official and at its own expense.

SELLER covenants that any and all business or affairs related to or reasonably envisioned by the subject construction and improvements shall in no way burden, encumber, or result in liens or charges against the property. Time is of the essence relating to this work. This section is a material inducement to the COUNTY to execute this Agreement and agree upon the conditions herein. The COUNTY retains all protections made herein this Agreement, and all remedies at law, to enforce the covenants made herein.

(vi) a completed audit of their FEMA Grant, including a listing of all expenditures made from those funds to include, without limitation, expenditures made for light fixtures and appliances.

(vii) lien waivers from all appropriate contractors and sub-contractors evidencing that all bills and invoices for construction of the Subject Improvements have been paid in full and all claims or rights thereto have been released.

(C) Inspector's Report. BUYER shall have also received, prior to the Closing Date and as a condition precedent thereto, from BUYER'S designated inspector, a report that the Subject Improvements are free from material defects and have been constructed in accordance with the plans approved by BUYER.

(D) Indemnification. To the fullest extent permitted by law, SELLER shall unconditionally indemnify and hold harmless BUYER, BUYER'S officers, directors, partners, commissioners, and employees from and against any and all costs, losses, and damages, including but not limited to all fees and charges of SELLER'S attorneys, other professionals, and all court or dispute resolution costs, caused by the acts or omissions of SELLER or SELLER'S officers, directors, partners, employees, and/or consultants with respect to, envisioned by or as a result of this Agreement, including without limitation all representations and/or warranties made herein and any chargebacks, refunds, losses, reimbursements, indemnifications, reparations, remunerations, returned payments required by any local, state or federal agency in relation to the Properties. SELLER'S agreement to unconditionally indemnify and hold the BUYER harmless shall include, at a minimum and without limitation, any and all instances, findings, results, consequences, discoveries or events resulting from or due to any audit investigation, review, inspection, examination or probe by, or on the behalf of, without limitation, FEMA, USDA or United Bank, at any time whatsoever following the execution of this Agreement. This provision shall survive the termination or expiration of this Agreement.

6. **REPRESENTATIONS AND WARRANTIES.** SELLER represents and warrants to BUYER the correctness, truthfulness and accuracy of the following representations and warranties:

(A) Authority Relative to this Agreement. The execution, delivery and performance of this Agreement by SELLER will not (i) constitute a breach or a violation of any law, agreement, certificate of incorporation, by-laws, indenture, deed of trust, mortgage loan agreement or other instrument to which SELLER is a party, or by which SELLER is bound; (ii) constitute a violation of any order, judgment or decree to which SELLER is a party or by which SELLER's assets or properties are bound or affected or (iii) result in the creation of any lien, charge or encumbrance upon SELLER's assets or properties.

(B) Good and Merchantable Title and Properties Free From Encumbrances. SELLER has good and merchantable title to the Properties. As of the Closing Date, the Properties will be free of all encumbrances of any kind.

(C) SELLER'S Organization. SELLER is a federal 501(c)(3) corporation duly organized, validly existing and in good standing under the laws of the State of Alabama. SELLER is not aware of any event, occurrence or investigation, pending, ongoing or threatened, which may result in the revocation of its status as a federal 501(c)(3) corporation. The execution and delivery of this Agreement by George Campbell, as President, has been duly authorized by all necessary corporate action. SELLER is not presently subject to proceedings in any bankruptcy court.



(D) No Other Parties In Possession. As of the Closing Date, but except as provided therefor in the Lease, there are no other parties who have any right to possess or occupy the Properties.

(E) Other Matters. SELLER has no actual knowledge of any latent defects or other circumstance or condition applicable to the Properties.

7. CLOSING COSTS. SELLER hereby agrees to pay for deed preparation. BUYER herein agrees to pay for the owner's title insurance policy and recording fees. BUYER may, at BUYER'S own expense, obtain an updated survey of the Properties.

8. ENVIRONMENTAL INDEMNITY. SELLER shall unconditionally indemnify and hold BUYER harmless for any loss, liability or damage sustained by BUYER due to the presence of any hazardous substance located on the Properties or in connection with the violation of any environmental law. This environmental indemnity shall survive this Agreement and be of continuing duration, other provisions herein notwithstanding.

9. TITLE INSURANCE COMMITMENT. The purchase is contingent upon the issuance of a title insurance commitment by a company qualified to insure titles in Alabama insuring the BUYER against loss on account of any defect or encumbrance in the title. SELLER shall make the commitment available to BUYER for review and approval at least seven days prior to the Closing Date.

10. INSPECTION RIGHT. Prior to the Closing Date, BUYER and its agents and contractors shall have the right to enter upon the Properties at reasonable times to make surveys, soil tests and other studies thereof, provided that no building or

other improvement shall be disturbed. BUYER shall hold SELLER harmless concerning these investigations or any claims resulting from BUYER'S consultants.

11. **PRORATION OF PROPERTY TAXES.** All taxes and current assessments with regard to the Properties due and payable on October 1, 2008 shall be prorated between BUYER and SELLER as of the Closing Date.

12. **GENERAL.**

(A) **Survival of Representations and Warranties.** Each of the parties to this Agreement covenant and agree that, whether or not so stated, their respective representations, warranties, covenants, statements, and agreements contained anywhere in this Agreement shall survive the Closing Date.

(B) **Waivers.** No action taken pursuant to this Agreement, including any investigation by or on behalf of any party, shall be deemed to constitute waiver by the party taking such action of compliance with any representation, warranty, covenant or agreement contained herein or therein and in any documents delivered in connection herewith or therewith. The waiver by any party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach.

(C) **Notices.** All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered or mailed, first class mail, postage prepaid, in writing to the other party.

(D) Sections and Other Headings. The section and other headings contained in this Agreement are for reference purposes only and shall not affect the meaning of interpretations of this Agreement.

(E) Governing Law. This Agreement, and all transactions contemplated hereby, shall be governed by, construed and enforced in accordance with the laws of the State of Alabama. The parties herein agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in Baldwin County, State of Alabama. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one (1) year subsequent to the date the cause(s) of action actually accrued, regardless of whether damages were otherwise as of said time calculable.

(F) Time of the Essence. Time and timely performance are of the essence to this contract and of the covenants and provisions hereunder.

(G) Successors and Assigns. Rights and obligations created by this contract shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns. Whenever used, the singular number shall include plural, the plural the singular, and the use of any gender shall include all genders.

(H) Contractual Procedures. Unless specifically disallowed by law, should litigation arise hereunder, service or process therefore may be obtained through

certified mail, return receipt requested; the parties hereto waiving any and all rights they may have to object to the method by which service was perfected.

(I) Extraordinary Remedies. To the extent cognizable at law, the parties hereto, in the event of breach and in addition to any and all other remedies available hereto, may obtain injunctive relief, regardless of whether the injured party can demonstrate that no adequate remedy exists by law.

(J) No Brokerage Commission. SELLER and BUYER agree that neither party has dealt or will deal with any real estate broker or salesperson with regard to the Properties.

(K) Merger Clause. All agreements, terms and conditions regarding this transaction between SELLER and BUYER are contained herein. The parties agree that there are no other agreement or transactions other than those stated herein and if any so exist they are merged within this document. If this Agreement shall contain any term or provision which shall be determined to be invalid or against public policy, then the remaining provisions of this Agreement shall not be affected and shall remain in full force and effect.

(L) Termination. BUYER shall have the right to terminate this Agreement upon the occurrence of a material misrepresentation of any warranty, representation or other fact, statement or omission herein by SELLER.

IN WITNESS WHEREOF, this Agreement has been executed by each of the individual parties hereto and signed by an officer thereunto duly authorized and attested under the corporate seal of the Secretary of the Corporate party hereto, if any.

**SELLER:**

BALDWIN COUNTY CATTLE & FAIR ASSOCIATION, INC., an Alabama non-profit corporation

DATE: September 4, 2008

BY: George Campbell  
GEORGE CAMPBELL,  
as its President

**BUYER:**

BALDWIN COUNTY, ALABAMA, a political subdivision of the State of Alabama, governed by its County Commission

COUNTY SEAL

DATE: 9/10/2008

BY: Frank Burt  
FRANK BURT, Chairman of the Board Of Commissioners of the Baldwin County Commission

**ATTEST:**

Michael L. Thompson  
MICHAEL L. THOMPSON, Administrator

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public within and County and State, hereby certify that GEORGE CAMPBELL, whose name as President of Baldwin County Cattle & Fair Association, Inc., and whose name 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 such 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 and seal on this the 4<sup>th</sup> day of September, 2008.

SEAL

Allyn B. Parker  
NOTARY PUBLIC

My Commission Expires: 11-17-08

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public within and County and State, hereby certify that FRANK BURT, whose name as Chairman of the Baldwin County Commission, the governing body of Baldwin County, Alabama, a political subdivision organized and existing under and by virtue of the laws of the State of Alabama, and whose name 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said political subdivision.

Given under my hand and seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

SEAL

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**Memorandum of Understanding**

The following Memorandum of Understanding is attached hereto for convenience, not incorporation, and is more particularly described as follows:

STATE OF ALABAMA  
COUNTY OF BALDWIN

MEMORANDUM OF UNDERSTANDING

KNOW ALL MEN BY THESE PRESENTS, THAT, this memorandum of understanding is made and entered into on this the 18<sup>th</sup> day of October, 2005, between the Baldwin County Cattle & Fair Association, Inc., ("B.C. Cattle & Fair") and Baldwin County, Alabama (the "County").

WHEREAS, the terms contained in this memorandum of understanding shall be memorialized in an agreement ("agreement") to be executed by the parties in the immediate future; and

WHEREAS, the B. C. Cattle & Fair has received preliminary approval by the United States Department of Agriculture ("USDA") for a community facilities loan in the amount of TWO MILLION TWO HUNDRED NINETY THREE THOUSAND EIGHT HUNDRED SIXTY THREE AND 00/100THS (\$2,293,863.00) DOLLARS, for the construction of a coliseum and arena; and

WHEREAS, the B. C. Cattle & Fair has received preliminary approval by the Federal Emergency Management Agency ("FEMA") for a THREE (3) MILLION dollar plus federal matching grant for use in construction of the coliseum ~~and arena~~ bringing the coliseum up to standard code requirements for use as a hurricane evacuation shelter; and



WHEREAS, representatives of the B.C. Cattle & Fair and the County have met and determined that it would be in the best interest of the people of Baldwin County, Alabama, to construct the coliseum and arena to the standards as aforesaid, which would provide an approved hurricane evacuation shelter for not less than one thousand eight hundred (1,800) residents of the County.

NOW, THEREFORE, in consideration of the mutual promises and obligations herein contained, the B. C. Cattle & Fair and the County mutually covenant and agree as follows:

**1. DEMISED PREMISES**

(A) B. C. Cattle & Fair shall construct the coliseum <sup>RC</sup> and ~~arena~~ to the standard code requirements for use as a hurricane evacuation shelter on fifteen (15) acres of land, as described on Exhibit "A", attached to and made a part of this agreement.

(B) B.C. Cattle & Fair shall use the loan and grant proceeds for construction of the coliseum and arena and borrow the necessary funds to satisfy the required matching portion of the FEMA grant.

(C) B.C. Cattle & Fair shall obtain the necessary building and related permits for the coliseum and arena from the City of Robertsdale, Alabama and the County agrees to perform the building inspections during construction with

B.C. Cattle & Fair obtaining written consent of the foregoing by the City of  
Robertsdale, Alabama.

(D) Upon completion of construction of the coliseum and arena,  
B.C. Cattle & Fair shall convey the real property and improvements described on  
Exhibit "A" by a Warranty Deed to the County. An accounting acceptable to the  
County of all construction cost submitted to the USDA and FEMA shall be  
provided to the County, not to exceed FEMA allowable cost. *DEB JAC*

✓ (E) The County shall assume payment of the loan to the United States  
Department of Agriculture and pay off the loan of B.C. Cattle & Fair for the  
matching funds borrowed by B.C. Cattle & Fair to construct the project.

✓ (F) The County shall lease the coliseum, arena and land to the B. C.  
Cattle & Fair on a long term lease in exchange for an annual rental of Fifteen  
Thousand and 00/100ths (\$15,000.00) Dollars, plus fifteen percent (15%) of the \_\_\_\_\_  
gross revenue received by the B.C. Cattle & Fair Association, Inc., for activities  
on the property excluding revenue from the annual Baldwin County Fair.

✓ (G) The B.C. Cattle & Fair shall freely allow the County to use the  
coliseum and arena when such use does not conflict with any use of by the B. C.  
Cattle & Fair, excepting only times of natural disasters and/or acts of God.  
B. C. Cattle & Fair further agrees to allow the County to use all of its property  
during disasters and/or acts of God if needed.

✓ (H) The B.C. Cattle & Fair shall be responsible for paying all utilities used on the property other than when used by the County during times of natural disaster.

## 2. INSURANCE

✓ (A) The County shall maintain its own fire and casualty insurance on the coliseum and arena for use of the leased premises.

✓ (B) The B.C. Cattle & Fair shall maintain its own liability insurance for use of the leased premises. The County shall maintain liability insurance on the coliseum and arena when used as a hurricane evacuation shelter.

## 3. MISCELLANEOUS

---

✓ (A) The County shall be relieved from paying the B.C. Cattle & Fair, the SEVENTY FIVE THOUSAND AND 00/100THS (\$75,000.00) DOLLARS, annual payment for ten (10) years previously committed to the B. C. Cattle & Fair.

✓ (B) The County shall keep the coliseum and arena in good repair.  
✓ The B.C. Cattle & Fair shall be responsible for providing ground maintenance for the property and improvements.

✓ (C) This agreement is expressly conditioned on the County obtaining a favorable bond validation order from the Circuit Court of Baldwin County, Alabama, which the County shall be responsible for filing and diligently pursuing. Otherwise, this agreement shall be null and void.

(D) This Memorandum of Understanding will be null and void if the FEMA grant described herein is not approved.

(E) Time is very much of the essence and the parties shall diligently pursue the execution of an agreement encompassing the covenants of this memorandum of understanding.

✓ (F) Should the BC Cattle & Fair decide to sell its remaining forty (40) acres of land surrounding the coliseum and arena, the County shall have the first right of refusal to purchase the property.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this the 25<sup>th</sup> day of October, 2005.

**BALDWIN COUNTY CATTLE & FAIR ASSOCIATION, INC.**

BY: George Campbell  
GEORGE CAMPBELL  
AS ITS: PRESIDENT

BALDWIN COUNTY COMMISSION

BY: David E. Bishop  
DAVID E. BISHOP  
AS ITS: CHAIRMAN

ATTEST: [Signature]  
LOCKE W. WILLIAMS,  
OFFICE OF CLERK / TREASURER

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George Campbell, as President of the Baldwin County Cattle & Fair Association, Inc., whose name 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 said instrument, he, as President, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal hereto affixed by me on this the 28<sup>th</sup> day of October, 2005.

Christine Morris

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Feb 18, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David E. Bishop as Chairman and Locke W. Williams as Treasurer of the Baldwin County Commission, whose names 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 said instrument, they as such Chairman and Treasurer of the Baldwin County Commission, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal hereto affixed by me on this the 28<sup>th</sup> day of October, 2005.

Lani A. Zippin  
Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 13, 2008  
~~BONDED THROUGH NOTARY PUBLIC UNDERWRITERS~~

FROM

(TUE) JAN 17 2006 11:00/ST. 10:59/No. 6855716720 P 2

Robertsdale Fairgrounds

Legal Description  
Parcel "A"

Commencing from the South West corner of the North West quarter of Section 8, Township 6 South, Range 4, East, Baldwin County, Alabama; Thence run North 00°03'13" East, a distance of 1332.53 feet to a point; Thence run South 89°56'43" East, a distance of 50.48 feet to a point; Thence continue South 89°56'43" East, a distance of 1287.72 feet to a point to The Point of Beginning of Parcel "A"; Thence run South 89°56'43" East, a distance of 1307.59 feet to a point; Thence run South 00°23'05" West, a distance of 1297.46 feet to a point; Thence run South 89°58'34" West, a distance of 1306.94 feet to a point; Thence run North 00°21'20" East, a distance of 1299.25 feet to the Point of Beginning; containing 38.96 Acres, more or less.

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FROM

(TUE) JAN 17 2006 11:00/ST. 10:59/No. 6855716720 P 3

Robertsdale Fairgrounds

Legal Description  
Parcel "B"

Commencing from the South West corner of the North West quarter of Section 8, Township 6 South, Range 4, East, Baldwin County, Alabama; Thence run North 00°03'13" East, a distance of 1332.53 feet to a point; Thence run South 89°56'43" East, a distance of 50.48 feet to a point; Thence continue South 89°56'43" East, a distance of 1287.72 feet to a point; Thence run South 89°56'43" East, a distance of 1307.59 feet to a point; Thence run South 00°23'05" West, a distance of 1297.46 feet to a point; Thence run South 89°58'34" West, a distance of 379.00 feet to the Point of Beginning of Parcel "B"; Thence continue South 89°58'34" West, a distance of 675.00 feet to a point; Thence run North, a distance of 971.19 feet to a point; Thence run East, a distance of 675.00 to a point; Thence run South, a distance of 970.91 feet to the Point of Beginning; continuing 15.05 Acres, more or less.

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## **EXHIBIT B**

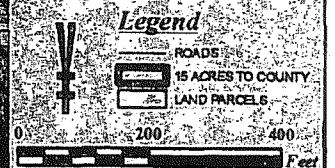
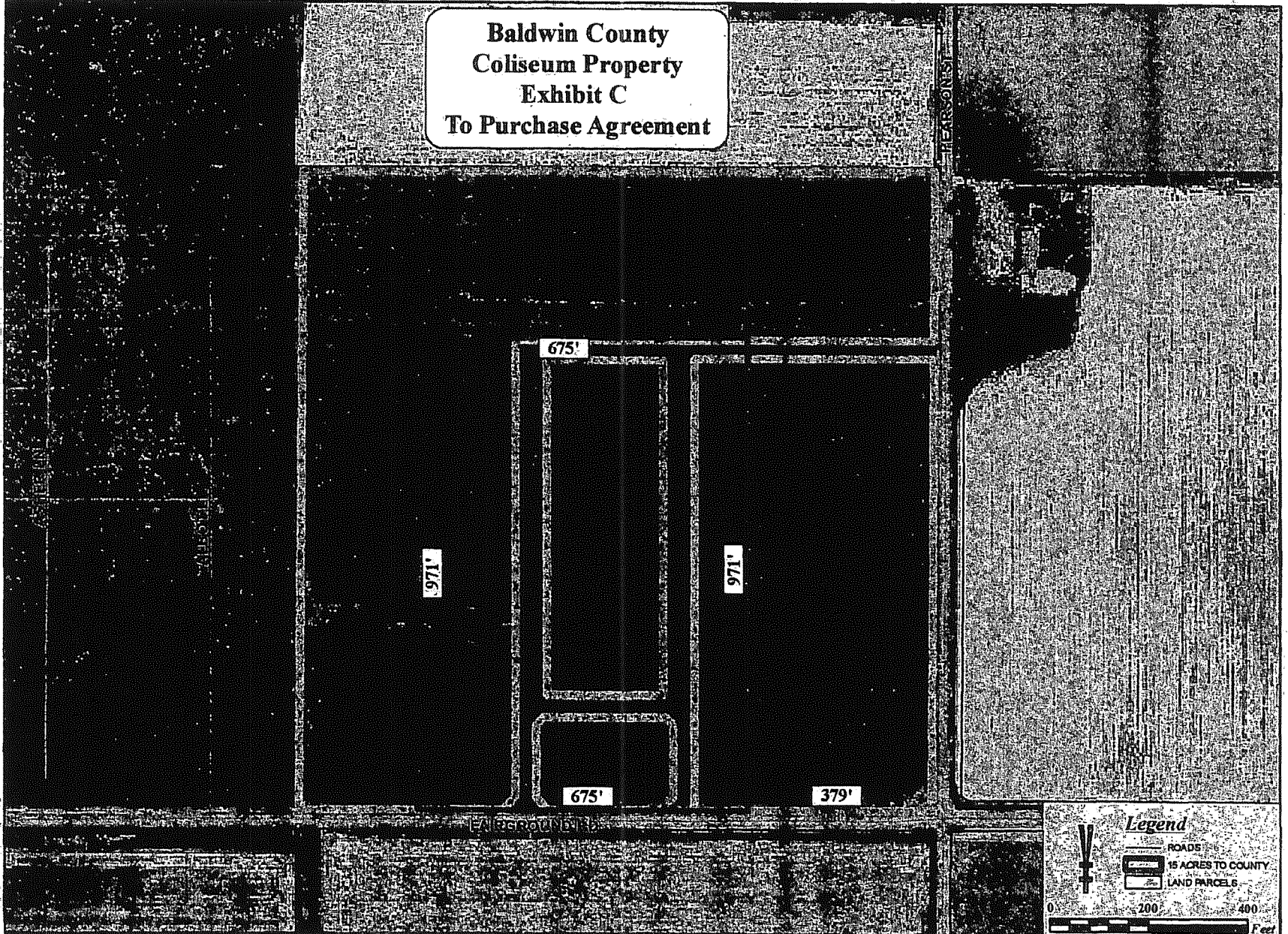
The Subject Real Property is more particularly described as follows:

Commencing from the South West corner of the North West quarter of Section 8, Township 6 South, Range 4 East, Baldwin County, Alabama; thence run North 00°03'13" East a distance of 1332.53 feet to a point; thence run South 89°56'43" East a distance of 50.48 feet to a point; thence continue South 89°56'43" East a distance of 1287.72 feet to a point; thence run South 89°56'43" East a distance of 1307.59 feet to a point; thence run South 00°23'05" West a distance of 1297.46 feet to a point; thence run South 89°58'34" West a distance of 379.00 feet to the Point of Beginning of Parcel "B"; thence continue South 89°58'34" West a distance of 675.00 feet to a point; thence run North a distance of 971.19 feet; thence run East a distance of 675.00 to a point; thence run South a distance of 970.91 feet to the Point of Beginning; containing 15.05 acres, more or less.

**EXHIBIT C**

**Aerial Photograph**

**Baldwin County  
Coliseum Property  
Exhibit C  
To Purchase Agreement**



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August 6, 2008 Ed Beebe

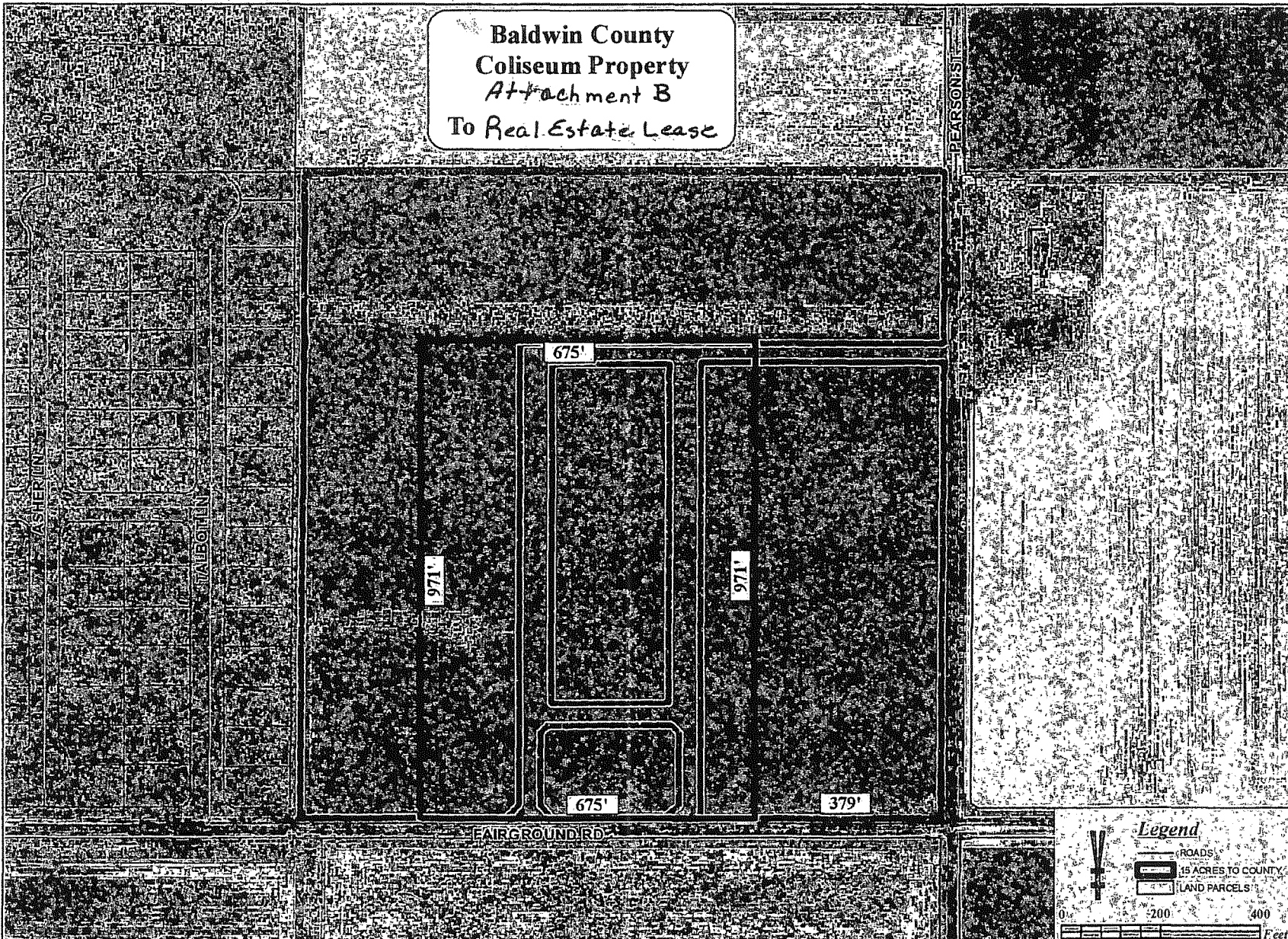
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#### **EXHIBIT D**

The Adjoining Real Property is more particularly described as follows:

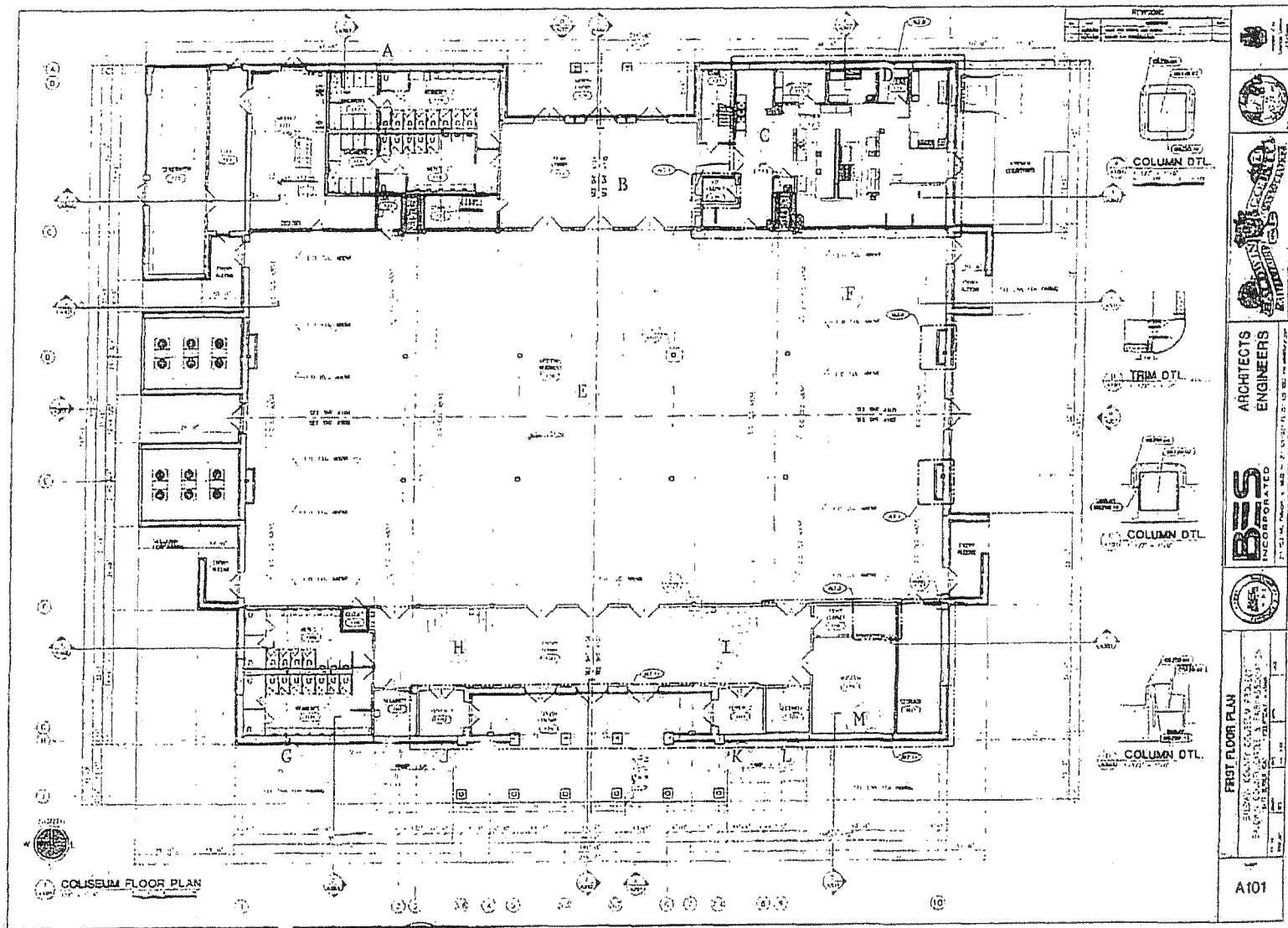
Commencing from the South West corner of the North West quarter of Section 8, Township 6 South, Range 4 East, Baldwin County, Alabama; thence run North 00°03'13" East, a distance of 1332.53 feet to a point; thence run South 89°56'43" East a distance of 50.48 feet to a point; thence continue South 89°56'43" East a distance of 1287.72 feet to a point to The Point of Beginning of Parcel "A"; thence run South 89°56'43" East, a distance of 1307.59 feet to a point; thence run South 00°23'05" West, a distance of 1297.46 feet to a point; thence run South 89°58'34" West, a distance of 1306.94 feet to a point; thence run North 00°21'20" East a distance of 1299.25 feet to the Point of Beginning; containing 38.96 acres, more or less.

Baldwin County  
Coliseum Property  
Attachment B  
To Real Estate Lease



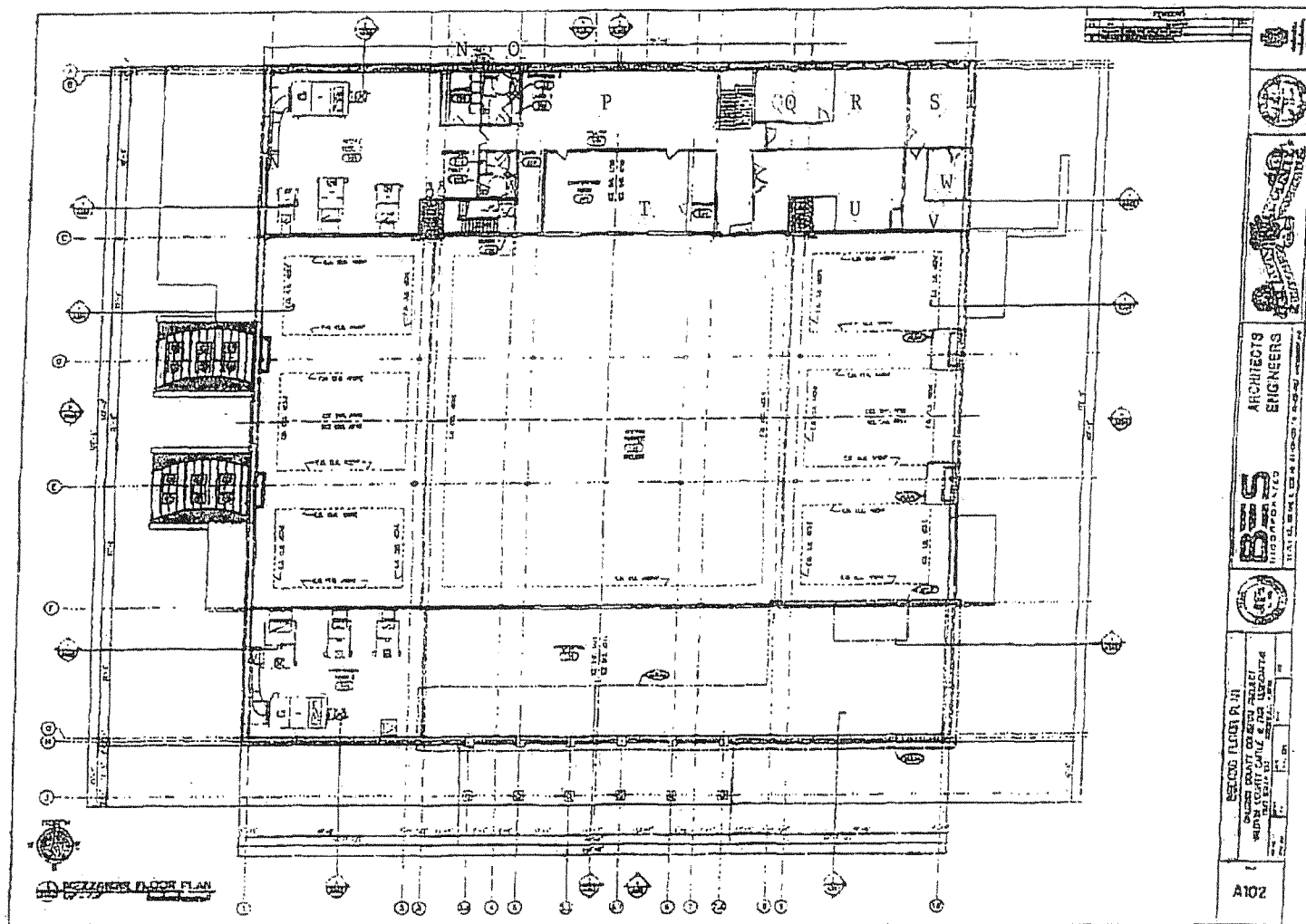
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**EMERGENCY MANAGEMENT FUNCTIONS:**

A. Public Restrooms & Showers	H. Registration/Information
B. Logistics	I. Registration/Health Services
C. Cafeteria	J. Isolation
D. Cafeteria Manager's Office	K. Ham Operator (Communications)
E. General Sheltering Area aka "Safe Room"	L. Law Enforcement/Security
F. Feeding	M. Alabama Cooperative Extension System (Day to Day Operations)
G. Public Restrooms	Infirmary & First Aid (Activations)



EMERGENCY MANAGEMENT FUNCTIONS:	
N. Laundry	T. Conference Room
O. Staff Restrooms & Showers	U. Baldwin County EMA Storage Room (Day to Day Operations)
P. Staff Break Room/Lounge Area	Women's Sleeping Quarters (Activations)
Q. C&F Office (Day to Day Operations)	V. C&F Break Room (Day to Day Operations)
County Maintenance Office/Custodial Manager's Office (Activations)	Staff Baggage Area (Activations)
R. C&F Office (Day to Day Operations)	W. C&F Bathroom & Shower (Day to Day Operations)
Men's Sleeping Quarters (Activations)	Shelter Manager's Bathroom
S. C&F Office (Day to Day Operations)	
Shelter Manager's Office (Activations)	