| THIS AGREEMENT made this? THIS AGREEMENT made this? THIS AGREEMENT made this? Detween. Detwe | | / In the case is a second seco | | |
|--|----------------|--|-----|---|
| between Balling of ersonal representative, here, successors or assigns, as the case may be, where the context so requires or admits, and hereinafter called Lessee, which expression shall include its successors and assigns STANDARD OIL COMPANY OF NEW JERSEY, a reportation of the State of Debaware, hereinafter called Lessee, which expression shall include its successors and assigns the context where so requires or admits. WITNESSETII: Lessoy des hereby demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the County demise | | LEASE (RENTAL DETERMINED BY SALES) | | |
| between Balling of ersonal representative, here, successors or assigns, as the case may be, where the context so requires or admits, and hereinafter called Lessee, which expression shall include its successors and assigns STANDARD OIL COMPANY OF NEW JERSEY, a reportation of the State of Debaware, hereinafter called Lessee, which expression shall include its successors and assigns the context where so requires or admits. WITNESSETII: Lessoy des hereby demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Puldurout. County of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the Town of Literary demise a chase unto Lessee all that lot, piece or payer of Had situate in the County demise | | in the year 1930, by and | | |
| increinafter called Lessor, when expression shall include ersonal representatives beers, successors or assigns, as the case may be, where the context so requires or admits, and STANDARD OIL COMPANY OF NEW JERSEY, a exporation of the State of Debaware, hereinafter called Lessee, which expression shall include its successors and assigns the context where so requires or admits WITNESSETH: Lessor less hereby demise a stase unto Lessee all that lot, piece or paged of Hand situate in the Town of Puldunout County of Little and the state of the Bulling described as follows: That is to say, (not be a lawn, a trunt all the bulling described as follows: That is to say, the appropriate of the state of the | 1 | THIS AGREEMENT, made this day of the day of | | |
| STANDARD OIL COMPANY OF NEW JERSEY, a reportation of the State of Department canded Lessee, which expressions the context where so requires or admits WITNESSETII: Lessoy des hereby demise a chase unto lessee all that lot, piece or payed of had situate in th: Town of Puldunout. County of Litternal County of State of | | between. Yallet, yallet, and | | |
| WITNESSETH: Lesson were hereby demise a starse unto Lessee all that lot, piece or paged of Thad situate in th: Town of Puldmont County of Miller State of the Bullton described as follows: That is to say, (ne lot a land, et an iron the whom county and et ate he granning at an iron the whom which odining the presently of the repair of the field months of the theory of the field months of the field mon | : | hereinafter called Lessor, which expression shall include its successors and assigns | | |
| County of the county of the planning at an iron the allowed the planning at an iron the allowed the party of | 1 | | | |
| country of he considered State of the Middle of a follows: That is to say, and the the above country and state he adming at an iron of me which divided the presently of the money and the description of the mining | and the second | WITNESSETH: Lessor was hereby demise and case unto Lessee all that lot, piece or parcel of land situate in the Town of . The dance of | 1 | |
| tate hearning at an iron the about country and presently of the Branely and the derivate manufaction of the many and there will be derived the freshort of the strong of the Curolina of tight only | | Country of he inville State of the Bulling described as follows: That is to say, | | |
| presently of the Pauley and Biedwart Manufaction of Champany and South Cutolina Vightion | | | d | |
| property of the Pauley and the durant manufactions of tightions | | | To. | , |
| Hurhingf Champany a South Cutolina iteghtion | 1 | |]. | |
| paraclel with property of liedmont manufacturing | 1 | | | |
| Company to feet I f | į | 120 and runging in an easterly direction | | |
| Company de flect If | 1 | parallel with proporty of Vildenout Manufacture | ing | ž |
| | 1 | Company do fect If | 1 | |
| | | | | |
| | | | | |

together with the buildings, improvements and equipment thereon or connected therewith, all of which are listed in the Schedule hereto attached, and marked Schedule "A".

Lesser paying therefor as rental each month an amount equivalent to one cent (Ic) for each gallon of gasoline and other motor fuels sold during the month at said premises by the lessee or its agents or assigns. Payments of said rental are to be made on or before the tenth day of the month following the month in which the rental is earned. Lessee shall keep such books and records as will accurately show the number of gallons of gasoline and other motor fuels sold at the demised premises and will permit the Lessor to examine and inspect such books and records at any time and from time to time when the Lessor desires so to do.

The above letting is on the following terms, conditions and covenants, to wit:

- 1. Lessee shall pay the specified rent at the times and in the manner provided.
- 2. The said premises may be used as a gasoline filling and automobile service station, including the storage and sale of gasoline and other petroleum products, and automobile supplies and accessories.
- 3. Lessor agrees to pay all taxes, assessments, water bills, and all other taxes or charges that may be levied against said premises and Lessor also agrees to pay all bills or charges for light, power and heat incurred in the use of said premises. If at any time during the term hereof Lessor is not employed by Lessee to operate said premises, then Lessee agrees to pay all bills and charges for light, power, heat and water incurred by Lessee, or its employees, or sub-lessees at said premises. Should Lessor fail to pay any such taxes, bills, and charges, when due and payable Lessee shall have the right to pay the same, and to charge the same to Lessor, and Lessee may withhold from any rentals payable hereunder as they accrue such amounts as may be necessary to fully reimburse Lessee.
- 4. If and in the event the duly authorized authorities of the town, county, or other sub-division of the State, now in existence or hereafter created, in which said premises are located, shall refuse to grant, or having granted, shall rescind any permit necessary for Lessee to store and sell at said premises gasoline and other petroleum products, or to use the premises for the sale of such products, or shall pass a law or issue an order which shall in the judgment of Lessee necessitate the removal of the tanks or other appliances owned placed or used on the premises by Lessee in the conduct of its business, or imposing such restrictions upon the conduct of its tusiness as shall in its judgment necessitate the dischall cease and determine.
- 5. Lessee is hereby given the right to move, remove, change or alter any building, structure, tanks, curbing, pavement or driveways now on said premises and to construct, build, and place upon said premises such buildings, structures, equipment and machinery as shall in its opinion be necessary to use and operate said premises. Lessee is hereby given the further right to paint said buildings, structures, tanks and equipment in any colors it shall select and to paint thereon such of its trademarks and other signs, devices and advertisements as it shall elect.
- 6. Upon the expiration or termination of this 'ease for any cause Lessee is to return the property herein described to Lessor and Lessee shall restore said premises to the condition existing on the date hereof, ordinary wear and their excepted, provided, however, Lessee shall not be required to replace or relocate any building, structures, tanks or machinery placed thereon by Lessee. Lessee shall have the right to remove from said premises all buildings, structures, pumps, tanks, machinery and equipment
- 7. In case the premises are rendered unfit for apancy by fire, storm, explosion, or any other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for occupancy until the property is put in tenantable and indicated and does occupy said premises for the purposes herein described. Lessor agrees to immediately replace, repair or reconstruct any buildings, structures and equipment on the premises in the event that they are rendered unfit for occupancy or to reconstruct or replace said buildings, structures and equipment of like value and like character and construction. Should Lessor fail or refuse to immediately commence and proceed expeditionally to repair or reconstruct the premises, Lessor, has the right at its option to repair or reconstruct the same, and in that event Lessee shall have a lien upon said premises for the amount expended therefor, and is hereby authorized to withhold all rents as they accrue until it shall be reimbursed for said expenditure, or Lessee shall have the right and option to cancel this lease without further liability.
- 8. Lessee during the term of this lease or any renewal or extension thereof shall have the right and privilege to so let or assign all or any part of its right under and to said premises but any such subletting or assignment shall not relieve Lessee from its obligation to pay the rent herein reserved unless Lessor shall consent in writing to such subletting or assignment.
- 9. Lessee shall have the privilege and option of renewing this agreement for an additional period of
 expiration hereof upon the same terms and conditions as hereinabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless Lessee
 gives Lessor notice in writing at least thirty (30) days prior to the expiration hereof of its intention not to exercise such renewal privilege.
- 10. Lessee has and is hereby given the right to cancel this lease at any time on giving Lessor thirty (30) days' notice of Lessee's intention so to do. On the date such cancellation becomes effective, excepting only when the cancellation is made in accordance with the provisions of Article 4 hereof, Lessee's hall pay to Lessor as consideration for before the expiration of this lease.