

LEASE (RENTAL DETERMINED BY SALES)

THIS AGREEMENT, made this 2nd day of August in the year 1930, by and between V. M. Bailey and STANDARD OIL COMPANY OF NEW JERSEY...

WITNESSETH: Lessor does hereby demise and lease unto Lessee all that lot, piece or parcel of land situate in the Town of Piedmont County of Greenville State of South Carolina...

One lot of land, situated in the above county and state beginning at an iron spike which divides the property of V. M. Bailey and Piedmont Manufacturing Company on South Carolina Highway #20, and running in an easterly direction parallel with property of Piedmont Manufacturing Company to feet 1 of

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".

TO HOLD the premises hereby demised unto Lessee for the term of beginning on the day of 19 and ending on the day of 19

Lessee paying therefor as rental each month an amount equivalent to one cent (1c) for each gallon of gasoline and other motor fuels sold during the month at said premises by the lessee or its agents or assigns.

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...
3. Lessor agrees to pay all taxes, assessments, water bills, and all other taxes or charges...
4. If and in the event the duly authorized authorities of the town, county, or other sub-division of the State...
5. Lessee is hereby given the right to move, remove, change or alter any building, structure, tanks, curbing, pavement or driveways...
6. Upon the expiration or termination of this lease for any cause Lessee is to return the property herein described to Lessor...
7. In case the premises are rendered unfit for occupancy by fire, storm, explosion, or any other cause...
8. Lessee during the term of this lease or any renewal or extension thereof shall have the right and privilege to sublet or assign...
9. Lessee shall have the privilege and option of renewing this agreement for an additional period of years...
10. Lessee has and is hereby given the right to cancel this lease at any time on giving Lessor thirty (30) days' notice...