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DACE	/DESITAT	DETERMINED	RV	SALES

THIS AGREEMI			dny of	fanuari	in the year 19	31, by and
between		Store		,		
hereinafter called Lessor,	which expression shall include personal PANY OF NEW JERSEY, a corporatio	representatives, holds, sue n of the State of Delaware	tessore or assigne, as the hereinafter called Less	ec, which expression s	p conservato regunses half include its success	क्षा अस्त्र अस्त स्थात अस्त्र अस्त्र अस्त्र
Historites where or rage			•			_
WITNESSETH:	Lessor does hereby demise and lease un					
County of	reenville	., State of Isre	enville	, described as fol	lows: That is to say,	************
Que lat	of land situal	ted in the	1. about	laneantie a	nd. State	bearing
at a raila	of land situa oad crossing re (99) fut East re (99) fut West ng point, all	An the so	robleti os	l Judson	millar	Mudia
ninetia nin	10.199) Rut Gast	thene s	inter-six (66) Lut	South t	hence
minety nir	v 1993 lut West	thence .	sufty six	(665 Kut	north ba	ch to
beginnin	ng point all	on the p	roperty o	f Judson	mille.	
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	PROCESSOR STATEMENT OF STATEMEN					
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e time e questi en el reprimer e la reconstanció de la complexió de la complex						
together with the buildings	s, improvements and equipment thereon	or connected therewith, a	ll of which are listed in	the Schedule hereto att	ached, and marked Sche	dule "A".
TO HOLD the pren	nises hereby demised unto Lessee for the	ie term of	lyn.	**		•••••
beginning on the	1st		day of	anuary.		, 19 <i>₫/</i> _
and ending on the	31 st.		day of Sec	cember		, 19 <i>Æ</i> [.
Lessee paying therefor as a lessee or its agents or assign	rental each month an amount equivalen ns. Payments of said rental are to be m vill accurately show the number of gallon	t to one cent (1c) for each	gallon of gasoline and day of the month follow	other motor fuels sold a	luring the month at said h the rental is earned.	premises by the Lessee shall keep
such books and records as v such books and records at	vill accurately show the number of gallon any time and from time to time when t	s of gasoline and other mo the Lessor desires so to do	tor fuels sold at the dem ·	ised premises and will p	ermit the Lessor to exam	nine and inspect
	s on the following terms, conditions and	•				
2. The said premis	the specified rent at the times and in ses may be used as a gasoline filling at	ad antomobile service o	tation, including the	storage and sale of var	erline and other retroleu	m-madents, and
all automobile supplies and 2 %. Lessor agrees to	d accessories. and now or pay all taxes, assessments water wife	hereafter leve	ied against	said prem	ises	. 11 271
charges for light, power and agrees to pay all bills and bills, and charges, when du- as they accrue such amoun	d'accessories. Tour on pay all taxes, assessments, water kile, di hert incurred in the use of said/premischarges for heht, power, heat and wade and payable Lessee shall have the right tas as may be necessary to fully reimbut as may be necessary to fully reimbut.	es. If at any time during in incurred by Lissee, or it to pay the same, and in a ree Lessee.	the term hereof lessor ts employees, or sub-less dargy the same in Lasso	is not employed by Lessees at said premises. **, and **Items** may with	and Ressor also agrees to see to operate said pren Should Lessor fail to pay hold from any rentals pa	ises, then Lessee any such taxes, ayable hereunder
	ent the duly outhorized authorities of the grant, or having granted, shall rescind a such products, or shall pass a low or iss misses by Yessee in the conduct of its buon the premises, then and in either of such		r sub-division of the Statessee to store and sell a the judgment of Lessee restrictions upon the co the option of Lessee become	ate now in existence or tot aid premises gazoline necessitate the temova ondue: of its Lysiness as ome null and void and	hereafter ofeated, in when and other petroleum of a lof the tanks or other a shall in its judgment in all obligation to pay the	ich said premises oducts, or to ase ppliances owned, cessitate the dis- rental hereunder
3. K Lessee is herely build, and place upon said the further right to paint advertisements as it shall	reprentieright to move, remove, chang premises such buildings, structures, equi said buildings, structures, tanks and c elect.	ge or alter any building, s pment and machinery as s equipment in any colors	tructure, tanks, curbing, hall in its opinion be need t shall select and to po	, pavement or driveway cessary to use and opera aint thereon such of its	s now on said premises a te said premises. Lesse trademarks and other s	and to construct, e is hereby eigen igns, devices and
removed or relocated with placed thereon by Lessee.	tion or termination of this lease for any hereof, ordinary wear and tear excepted, the express consent of Lessor. Lessee st	cause Lessee is to return provided, however, Lessee all have the right to remo	the property herein desc shall not be required to we from said premises al	cribed to Lessor and Les o replace or relocate any ll buildings, structures,	see shall restore said pre building, structures, tai pumps, tanks, machiner	mises to the con- nks or machinery y and equipment

In case the premises are rendered unfit for occupancy 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 condition, and Lessee is able to and does occupy said premises for the purposes herein described. Lessor agrees to immediately replace, the part or reconstruct any buildings structures or aguipment on the premises in the event that they are rendered unfit for occupancy or to reconstructor replace said buildings, structures and egylipment of like value and like character and construction. Should Lessor fail or feture to immediately commence and proceed expeditionally to repair or reconstruct the premises, Lessee has the right at its option to repair or reconstruct the same, and in that cybric 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.

gives Lessor induce in writing at least unity (50) days prior in the expiration nereor of its intention not in exercise such renewal privilege.

8 3 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 cancelation becomes effective, exception of when the concellation is made in accordance with the people one of Africal thereof, Lessee shall pay to Lessor as consideration for said cancellation an amount which shall be determined by multiplying the largest rental theretofore paid in any one month under this lease by the number of 'ull years remaining before the expiration of this lease.