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nafter called Lessor, which expression shall include personal represer NDARD OIL COMPANY OF NEW JERSEY, a corporation of the ontext where so requires or admits.	ntatives, heirs, successors or assigns e State of Delaware, hereinafter calls	s, as the case may be, where the context so requires or admits, led Lessee, which expression shall include its successors and ass	and
WITNESSETH: Lessor does hereby demise and lease unto Lessee	e all that lot, piece or parcel of land	l situate in the Town of	
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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. Payments of said rental are to be made on or before the tenth day of the menth 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 all automobile supplies and accessories.
- 3. Lessor agrees to pay all faxes, assessments, water bills, and all other faxes 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 Lessees 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 Lusiness as shall in its judgment necessitate the discontinuance of its business on the premises, then and in either of such events, this lease shall at the option of Lessee become null and void and all obligation to pay the rental hereunder
- 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
- 6. Upon the expiration or termination of this lease for any cause Lessee is to return the property herein described to Lessor and Lessee shall restore said premises to the conference of the date hereof, ordinary wear and tear 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 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, repair or reconstruct any buildings, structures or equipment on the premises in the event that they are rendered unfit for occupancy or to reconstruct or replace said buildings, expeditiously to repair or reconstruct the premises, Lessee has the right at its option to repair or reconstruct the same, and in that event Lessee shall have a lien upon said premises 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 sublet or assign all or any part of its right under and to said or assignment shall not relieve Lessee from its obligation to pay the rent herein reserved unless Lessor shall consent in writing to such subletting
- 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 lesser 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 said cancellation becomes effective, excepting only when the cancellation is made in accordance with the provisions of Article 4 hereof. Lessee shall pay to Lessor as consideration for before the expiration of this lease.

	11. It is return anderstood an	nd agreed between Lessor and Lessee that Lessee shall have the right and option to purchase the property hereinbefore described, including the
	at any time during the term hereol, so to do and the right and option of right and option to purchase, it shall, in said notice and upon the payment warranty and a good and sufficient b free and clear of all liens and encumb	Lessor may terminate the right and option of the Lessee to purchase said property at any time on giving six months' notice of his intention Lessee to purchase shall terminate on the expiration of six months after the receipt of such notice. In the event Lessee desires to exercise said to fix intention so to do at least ten (10) days prior to the date when said sale is to be completed and at the time specified of said purchase price Lessor will execute and deliver to Lessee or its successors or assigns a good and sufficient deed with full covenants and lot sale sufficient to convey to Lessee good and marketable title in fee simple to the property described herein and in Schedule "A" attached be affected by Lessor to Lessor shall be sufficiently given, if in writing, and delivered to Lessor, or mailed, postage prepaid, to Lessor at the premises herein amay at any time be furnished by Lessor to Lessee.
		he parties hereto have executed this agreement the day and year first above written.
:		Lessor.
		Lesson
	Attest:	STANDARD OIL COMPANY OF NEW JERSEY
	Market San Carlo Barrella Carlo Carl	Secretary. ByPresident.
<u> </u>		and made oath that sign, seal and as strument; and thathe with
	149	CONSENT OF LAND OWNER and by the owner of the land when the Lessor in the aforementioned lease holds under a lease or some other agreement. the subletting of the Lessor's rights in accordance with the above agreement. The undersigned further agrees that in the event the Lessor defaults in any of the terms or conditions of the lease or other agreement under which said Lessor holds the above described premises the
		Company of New Jersey at pany of New Jersey shall have ten (10) days after the receipt of said notice to make good said default on the part of the above mentioned long as the Standard Oil Company of New Jersey thereafter complies with the terms of said agreement under which the above mentioned and to the property under this agreement shall be valid and remain in full force and effect.
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