

Lease of Petroleum Handling Privileges
(Rental Determined by Sales)

This agreement, made this 1st day of January in the year 1931 by and between The Mills Store hereinafter called Lessor and Standard Oil Company of New Jersey, hereinafter called Lessee,

Witnesseth: That said Lessee do hereby demise and lease unto Lessee the exclusive right to store and sell gasoline, motor fuels, grease and other petroleum products, all of which are hereinafter referred to collectively as Petroleum Products, except Standard Motor Oil Lessee delivers for Mutual Petroleum Co's account during the year 1931 on the premises in the Town of Greenville, County of Greenville, State of South Carolina, described as follows: and lot of land situated in the above County and State, extending thirty (30) feet North on Second Street, thence twenty-five (25) feet East, thence thirty (30) feet South, thence twenty-five (25) feet West back to beginning point, all on the property of The Mills Store.

Lessee shall have the exclusive right and privilege of maintaining and using pumps, tanks and other facilities for the storage, sale and delivery of petroleum products and the servicing of automobiles at the place on said premises where pumps, tanks and other facilities are now located on said premises. Lessee shall also have the exclusive use and occupancy of an office and storage space 10 feet long and 10 feet wide, located at the front of the building on the premises herein described. Lessee shall also have the exclusive use and possession of the machinery, tools, furniture and appliances which are listed in the schedule hereto attached and marked Schedule "A". Lessee, its employees, agents, customers and those having business with it shall have free and unrestricted ingress to, egress from and access to and use of all of the spaces and facilities hereby leased to Lessee.

To Hold the premises hereby demised unto Lessee for the period of one year beginning on the 1st day of January, 1931, and ending on the 31st day of December, 1931. Lessee paying therefor as rental each month an amount equivalent to one cent for each gallon of gasoline and other motor fuels sold during the month at said premises by Lessee, 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 described premises and will permit Lessor to examine and inspect such books and records at any time and from time to time when Lessor desires so to do.

The above letting is on the following terms, conditions and covenants.

- To wit:
- 1. Lessor will not store or sell or permit anyone other than Lessee and its employees, agents or assigns to store