

Bellevue and W. C. Cleveland and Garage leased by D. A. Talbot from M. C. Westervelt and J. D. Calmes.

The above described property is more fully shown on a plat dated January 14th 1926 by Richard C. Kell, Surveyor.

Together with the buildings and improvements thereupon made erected or being made.

To hold the premises hereby demised unto the lessee for the term of three years beginning on the 1st day of January 1926 and ending on the 31st day of December 1928, the lessee paying therefor the annual rent of Twelve Hundred and no/100 Dollars (\$1200.00) in equal monthly installments of One Hundred and no/100 Dollars (\$100.00) each on the first day of every month.

And the lessor hereby covenants with the lessee that the lessee shall have and hold the said demised premises with free and undisturbed access to and egress therefrom for the period of three years, upon compliance with the conditions of this indenture.

The lessor agrees that the lessee shall enjoy the premises free from all adverse claims and the lessee agrees to make non-nuisance or offensive use of the premises, to pay all taxes on improvements it may own or erect thereon, to keep the premises in good repair and deliver up the same at the end of the term or sooner lawful termination of this lease in as good order and condition as they now are, ordinary wear and tear, loss or damage by fire and other unavoidable accidents excepted, by the lessee, shall neglect to perform any condition herein on its part for the term of thirty days, the lessor may enter upon the premises and expel the lessee therefrom without prejudice to other remedies, provided the lessor shall give the lessee ten days written notice to comply with the provisions of this lease and the lessee shall fail to so comply within the ten day period. Notice to quit possession and every other formality is waived in case of failure to comply with the ten day notice.

And it is further understood and agreed that 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 the premises are

(Next Page)

located shall pass a law or issue an order which shall in the judgment of the lessee necessitate the removal of the tanks or other appliances owned, placed or used on the premises by the lessee in the conduct of its business or imposing such restrictions upon the conduct of its business 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 the lessee, become and be null and void and all obligation to pay the rental hereunder shall cease and determine.

And it is further understood and agreed that the lessee may construct such buildings or make such other improvements upon the premises, at its expense, as may be necessary for the proper use and operation of the premises for the conduct of its business, and the lessor agrees that the title to machinery, tanks, equipment, buildings, improvements, and other property owned or placed on the premises by the lessee, whether annexed to the freehold or not, shall remain in the lessee and the lessee shall have the right and privilege of removing such property at any time it desires to do so.

It is further understood and agreed that the lessee shall have the privilege of renewing this agreement for an additional period of two years beginning with the date of the expiration of this agreement upon the same terms and conditions as are hereinabove set forth and such privilege shall be considered as having been exercised unless the lessee shall give the lessor notice in writing at least thirty days prior to the expiration of this agreement of its intention not to exercise such renewal privilege.

In witness whereof the parties hereto have caused this lease to be properly executed in duplicate and a copy retained by each of the said parties.

Witness: W. C. Cochran
Ethel Huskey

D. A. Talbot (Seal)

Attest:
O. J. White
Secretary
W. H. Earnes



Standard Oil Company
(Incorporated in New Jersey)
By F. H. Bedford
Vice-President

(Over)