

It is hereby declared by the parties to the foregoing lease to be their intention and they hereby so construe the said lease, that the lease hold right includes sufficient floor space within the building adjoining the leased property, (which floor space shall be not less than one (100) square feet to be used by the manager or operator of the gasoline and oil vending equipment as an office, together with the free right of ingress and egress therefrom and thereto, for all purposes connected with the operation of the business of selling oil and gasoline, which said floor space shall be set aside at a place convenient to the business of selling oil and gasoline, at any time that the operator of the leased property may request.

In witness whereof, the parties to the said lease have hereunto set their hands and seals this day of 1930

C. E. Henderson.

J. T. Bennett (Lessor)

A. E. Moon.

Attest: Henry L. Fowler

STANDARD OIL COMPANY OF NEW JERSEY.

BY: J. V. King, Manager.

State of South Carolina.

County of

Personally appeared before me C. E. Henderson, who, being duly sworn says that he saw J. T. Bennett, sign, seal, and as his act and deed, deliver the foregoing instrument for the purpose therein mentioned, and that he with A. E. Moon, witnessed the execution of the same.

Sworn to before me this 3rd.
day of July 1930

C. E. Henderson.

H. L. Thames, Jr.

Notary Public for South Carolina.



LEASE (RENTAL DETERMINED BY SALES)

This Agreement, made this 24th day of June in the year 1930, by and between J. T. Bennett, hereinafter called Lessor, which expression shall include personal representatives, heirs, successors or assigns, as the case may be, where the context so requires or admits, and Standard Oil Company of New Jersey, a corporation of the State of Delaware, hereinafter called Lessee, which expression shall include its successors and assigns where the context so requires or admits.

Witnesseth: Lessor does hereby demise and lease unto Lessee all that lot, piece, or parcel of land situate in the Town of Greer, County of Greenville, State of South Carolina, described as follows; This is to say,

One lot of land situated in the above county and state running 90 feet east on U. S. Highway # 29, adjoining property of Joe Woodward on east; thence 35 feet in a southerly direction; thence 35 feet north back to beginning point.
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 two years beginning on the 15th day of July 1930, and ending on the 14th day of July 1932; Lessee paying therefor as rental each month an amount equivalent to one cent (1 cent) 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 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 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 time 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 taxes, assessments, water bills, and all other taxes 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, Lessee 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

(OVER)