LEASE (RENTAL DETERMINED BY SALES)

THIS AGREEMENT, made this	15th	day o	n December	in the year	1930 , by and
between T. D. Wood,					
hereinafter called Lessor, WORKEN (SSINKS) WIND	nikanikanan kananan kaning	KHYKACACACACACACACACACACACACACACACACACACAC	WXXXXXXXXXXXXXX	HRYKYKY ¹ text X YKYK	WXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
STANDARD OIL COMPANY OF NEW JERSEY,	a corporation of the State of D	Delaware, hereinafter c	alled Lessee, 城東東東東 Ess	re esi rhoine hungan	类数据式数域Xassigns
-AMPROX RAINGER OF REPORT AND					
WITNESSETH: Lessor does hereby demise	and lease unto Lessee all that lo	ot, piece or parcel of la	nd situate in the Town of	Fountain In	<u>n</u>
County of Greenville					
•					-
1 Lot of land situated					
Street 60' front on Main St.,	-	•	•		
stock room 8 x 20'.			·		
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****			NAT-17-T-MARIF International and assessment across section and as one area		
together with the buildings improvements and equipm	east thereon on connected these	ith all at which	E-4-A !- 41 P-1 1 1		
together with the buildings, improvements and equipm	tent thereon of connected there	with, an or which are	nsted in the schedule here	to attached, and marked S	chedule "A".
TO HOLD the premises hereby demised unto	Lessee for the temperate 1981	one_	heer.		
beginning on thelst		day of	January	1931	
				1931	19
Lessee paying therefor as rental each month an amoun lessee or its agents or assigns. Payments of said rental such books and records as will accurately show the num	nt equivalent to one cent (1c) f	or each gallon of gaso	line and other motor fuels	sold during the month at	said premises by the
such books and records as will accurately show the num such books and records at any time and from time to			the demised premises and	which the rental is earned will permit the Lessor to	I. Lessee shall keep examine and inspect
The above letting is on the following terms, co			•		
1. Lessee shall pay the specified rent at the ti					
2. The said premises may be used as a grandial automobile supplies and accessories.	ne siding and assemble se	vice station includi	ng the storage and sale	of gasoline and other petro	olenou products, and
2. & Lessor agrees to pay all taxes; assessments	mour or here after	A. un abrigana that were	la lautal austra (- 11		u 191
charges for light, power and hear incurred in the use o	Esaid premisor Wat any time	during the term here	Lesser and employed	mises and Lessor also agree or Lessoo to operate said t	se to pay all both of remises, then Lesses
all automobile supplies and accessories. 2. & Lessor agrees to pay all taxes, assessments, charges for hight, purcer such that incurred in the use o serves to provade bills and charges for light, power, he bills, not charges, when due and payable Lessee shall he as they accrue such amounts as may be necessary to	ave the right to pay the same, a	nd to charge the same	to Iressor, and Lessee may	ses. Should Lessor fail to withhold from any rental	pay any such taxes, ♣ s payable hereunder
are located, shall refuse to grant, or having granted, at the premises for the sale of such products, or shall past	all rescind any permit necessar a law or issue an order which:	y for Lessee to store	and sell at said promises ga	soline and other petroleum	products or to use
If and in the event the duly authorized out are located, shall refuse to grant, or having granted, it he premises for the she of such products, or shall past placed or jused on the premises by Lessee in the cond continuance of its business on the premises, then and in shall cease and determine.	act of its business, or imposing either of such events, this lease s	such restrictions upon thall at the option of L	on the conduct of its Lusin essee become null and void	ess as shall in its judgmen and all obligation to pay	necessitate the dis- the rental hereunder

- Shall cease and determine.

 3. H. Lessee is twicky gives the right to move, remove, change or alter any Luilding, structure, tanks, curbing, pavement or driveways now on said premises and is construct, the twick twick right is paint; said buildings, structures, equipment and machinery as shall in its opinion be necessary to use and operate said premises. Lessee is thereby given advertisements as it shall elect.
- W. 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 condition existing on 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 removed or relocated with the express consent of Lessor. Lessee shall have the right to remove from said premises all buildings, structures, pumps, tanks, machinery and equipment placed thereon by Lessee.
- 5. X 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 c. 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. Lassor agrees to immediately replace, regair or reconstruct any buildings, structures on equipment on the premises in the event that they are rendered unfit for occupancy or to reconstruct or replace(said buildings, structures and equipment of like value and like character and construction. Should Lessor fail or refuse to immediately commency and proceed expeditiously to repair on reconstruct the premises, Lessed has the right at its pytion to repair or reconstruct the sane, and in that event Lessee shall have a lien upon suid premises for the amount expended therefor, and is hereby authorized to withhold all refus as they accrue until it shall be reimbursed for said expenditure, or Lessee shall have a lien upon suid premises.
- 6. R. 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
- 8. D8. 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 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,