DS-46A-BP-2040 Revised 8-7-30.

## LEASE OF PETROLEUM VENDING PRIVILEGES

(Rental Determined by Sales)

THIS AGREEMENT, made this 10th day of July in the year 193\_1\_, by and between J. H. Roe and Son, hereinafter called Lessor, and STANDARD OIL COMPANY OF NEW JERSEY, hereinafter called Lessec.

WITNESSETH. Lacer	or does hereby demise and lease un	to Lessee the exclusive right to st	tore and sell gasoline, motor fuels, 1	notor oil, grease and other
			JCTS, on the premises in the Town	
	Greenville , State of	a it dimelian	, described as follows:	
	as land attracted in	shove County and Sta	ate, beginning at the	property
a = T Dea artano	aing thirty feet (30)	east on Highland R	oad, thence thirty is	ev (30)
north on Tigerville	Road, thence thirty	(30) feet west, and	thence thirty feet (	50) south
back to beginning po			AA kii garaalaan waa haadida' haha / wiro irib iri da giiriida dhiriib. Fa ibir hiddii dan iriba irib irib irib	tion of the contract of the co
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products and the servicing of also have the exclusive use and building on the premises herei in the schedule hereto attache unrestricted ingress to, egress  TO HOLD the premises  July  Lessee paying therefor as ren premises by Lessee, its agent rental is earned. Lessee shal premises and will permit Les	automobiles at the places on said p d occupancy of an office and storage in described. Lessee shall also have and marked Schedule "A." Less s from and access to and use of all thereby demised unto Lessee for the	remises where pumps, tanks and space 10 feet long and the exclusive use and possession of see, its employees, agents, custom of the spaces and facilities hereby period of 000 g on the 14th dant to one cent for each gallon of antal are to be made on cr before fill accurately show the number opooks and records at any time and	and other facilities for the storage, so other facilities are now located on 10 feet wide, located at the of the machinery, tools, furniture and those having business with my leased to Lessec.  —years beginning on the 15 may of July gasoline and other motor fuels sold the tenth day of the month follow f gallons of gasoline and other motor fuels with the follow of gallons of gasoline and other motor fuels sold from time to time when Lesson of the storage of the storag	front of the dappliances which are listed it shall have full, free and it shall have full free

## TO WIT:

- 1. Lessor will not store or sell or permit anyone other then Lesses and its employees, agents or assigns to store or sell any petroleum products of any kind whatsoever at the premises herein described or in the streets adjacent thereto.
  - 2. Lessee shall pay the specified rent at the times and in the manner provided.
- 3. Lessor agrees to pay all taxes and assessments now or hereafter levied against said premises. Should Lessor fail to pay such taxes or assessments when due and payable, Lessee shall have the right to pay the same and may withhold from any rentals payable hereunder as they accrue, such amounts as may be necessary to fully reimburse Lessee.
- 4. Lessee may install, move and remove at and from the premises bereby leased to it such tanks, pipes, pumps, equipment, machinery and other facilities for the storing, handling and selling of petroleun products and servicing automobiles as shall in its opinion be necessary in order to use said premises for its business of storing, handling and selling of petroleum products. Lessee may paint the tanks, pumps, machinery and other equipment installed or operated by it, and may paint the buildings on the premises herein described in any colors it shall elect, and to paint thereon any of its trade marks and other signs, devices and advertisements.
- 5. Upon the expiration or termination of this lease for any cause, Lessee is to return the property described in Schedule "A" hereto attached to Lesser and Lessee shall restore said premises to the condition existing on the date hereof, ordinary wear and tear excepted. Lessee shall have the right to remove from said premises all tanks, pumps, pipes, equipment, machinery and other facilities placed thereon by Lessee.