arcellatura

LEASE (RENTAL	DETERMINED BY SALES)
	day ofSeptemberin the year 19.30 , by and
between Robert W. Hurd and M. C. Tidwell,	
herein fer called Lessor, እስጠቃሚ pigsin አካለት jogink አውድመለ የመውመመመከት አካ STANDARD OIL COMPANY OF NEW JERSEY, a corporation of the State of D	in.ngmnnnnningin.ng the ngwggr þe nhægtigg gulust neu ngwg zen glugts, and claware, hereinafter called Lessee, whine ngwww.nkuk.nduk.nkuk.nkuk.nkuk.assigns
XWMPH XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
WITNESSETH: Lessor does hereby demise and lease unto Lessee all that lo	t, piece or parcel of land situate in the Town of Marietta R. F. D.
	South Carolina, described as follows: That is to say,
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<u> </u>	county and state beginning at the property
of A. P. Southerlin extending 84ft. north on	Gmer Highway, thence 105 feet west to
ditch on the property of A. P. Southerlin, th	nence 84 ft. south parallel with ditch,
thence 105 ft. east back to beginning point.	
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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 1 year

Lessee paying therefor as rental each menth an amount equivalent to one cent (Ic) 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 carned. 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 Lesser 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 times and in the manner provided.
- 2. The faid premises may be used as a sysoling filling and automobile station, including the storage and only of guarding and other petroleum products, and all automobile supplies and accessories.
- 2. I Lessor agrees to pay all taxes, assessments, water bills, and all other taxes or charges that may be levied against and premises and Lessor also agrees to pay all hills or charges for light, power and had 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 Lucsee, 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.
- If and in the event the duly authorized authorized to those are localed, shall relyse to grant, or having granted, chall rescind any permit necessary for Lessee to tore and sell us and premises gasoline and other petroleum products, or to use placed or used on the premises by Lessee in the conduct of its business, or imposing such restrictions upon the conduct of its business or imposing such restrictions upon the conduct of its business as shall in its judgment necessitate the disshall cease and determine.
- 3. X Lessee is hereby given the right to move, remove, change or alter any building, structure, tanks, curbing, pavement or driveways now on said premises and to construct, build, and place upon said premises such buildings, structures, equipment and machinery as shall in its opinion be necessary to use and operate said premises. Lessee is hereby given advertisements as it shall elect.
- 4. 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 relocated any building, structures, tanks or machinery placed thereon by Lessee.

 Lessee shall have the right to remove from said premises all buildings, structures, pumps, tanks, machinery and equipment placed thereon by Lessee.
- 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 of 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. Essor agraes to immediately replace, repair or reconstruct any buildings, structures or equipment on the premises in the event that they arcendered unfit for occupancy or to reconstruct or replace said buildings, structures or adequipment of the event tester or requipment of the premises and properly in the event tester of the premises are rendered under the explaint of the premises. Lessee has the mixtual transfer of the amount expended therefor, and is hereby authorized to withhold all rents as they accrue until it shall be reimbursed for said expenditure, or Lessee shall have the right and option to cancel this lease without by the right and to said expenditure, or Lessee shall have the right and to said expenditure.
- 6. 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
- 7. Lessee shall have the privilega and option of renewing this agreement for an additional period of expiration hereof upon the same terms and conditions is hereinabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless Lissee 8. 10. 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.