LEASE (RENTAL DETERMINED BY SALES	
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í	THIS AGREEMENT, made this day of Flurmany in the year 19 21, by and
į.	between & D. Bayce
7	between (a
1	STANDARD OIL COMPANY OF NEW JERSEY, a corporation of the State of Delaware, hereinafter called Lessee, which expression shall include its successors and assigns
5	the context where 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 Island It Islan
	County of 15 Munites , State of Santh Caralina described as follows: That is to say,
	one last of land situated in the above country and state
	heginning at a goint a persy imalely 100 yards from
	paperty of all Hundred School, and running in a misterney
4	historian a distance of 100 feet parallel tifich add Aundous
1	School Read, there inf a northernly direction approximately
-	50 fut thence in an earturely direction approximately 10 f
	fill, thence in a southernly dehection apphasimately 150
4	fut hack to heginning point.
4	These shall have the exclusive right and privilege of Maintaining
4	and using gumps, tanks and other facilities for the storage, sale I
	and delivery of getraleum graduels and the bernicing of automobiles
į	at the place on said premises where gunge, tanks and other
	facilities are now located on Raid premises. Lieue shall also
4	have the exclusive use and occupancy of an office and storage
	space to fullong and 10 ful Made, betaled at the front of the
1	huilding the the premised hereon described, Lessel shall also have
-	the explusive use and gossession of the machinery, tools, furnitur
1	and appliances which are listed inthe schedule herter attached and
1	marked Schedule "A". Luse, its imployees, agents Customers and
	those having husiness math it shade hade fuce, free and un-
1,	' tricted ingreed to, egres from and according and use of acc
î.	If the spaces and fadilities hereby leased to Lusee.
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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 _____. day of March

Lessee paying therefor as rental each month an amount equivalent to one cent (1c) 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:

- 2. Lessee shall pay the specified rent at the times and in the manner provided.
- -2. The said premises may be used as a gosoline filling and automobile service station, including the storage and sale of gasoline and other petroleum products, and utomobile 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 loss or also agrees to pay all taxes, assessments, water bills, and all other taxes or charges that may be levied against said premises and loss of all premises. Heat any time during the term hereof Lessor is not employed by Lessee to operate said premises; then Lessee supported to pay any such taxes, bills, and charges, when due and payable Lessee said lares 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 authorities of the two, county, or other sub-division of the State, now in existence or heleafter created, in which said premises are located, shall refuse to grant, or having granted, shall rescind any parmit necessary for Lessee to store and sell at said premises gasoline and other petroleum products, or to use the premises for the sale of such products, or shall passy law or issue an order which shall in the judgment of Lessee necessitate the removal of the tanks or other appliances owned, placed or used on the premises by Dessee in the conduct of its business, or imposing such restrictions upon the conduct of its usiness as shally its judgment necessitate the discontinuance of its business, then and in either of such events, this lease shall at the option of Lessee become null analysis and all obligation to pay the rental hereunder shall cease and determine.
- 5. Lesses thereby given the right to move remove, change or alter any building, structured tanks, curbing, havement or driveways now on said premises and to construct, build, and place of a 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 the further right to paint raid buildings, structures tanks and equipment in any colors it shall splect and to paint thereon such of its grademarks and other signs, devices and advertisements as it shall elect.

 5. 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 concentrod or relocated with the expiration of 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 placed thereon by Lessee.
- 47. 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. Lessor agrees to immediately replace, repair or reconstruct on, buildings, structures or equipment or the premises in the event that they are rendered unit for occupancy or to reconstruct or replace said buildings, structures or equipment of the various said the character and construction. Should lessor fair or refuse to immediately commence and proceed expeditiously to repair or reconstruct the premises, lessee has the right at its option to repair or the same and in that event lessee shall have a lie upon said premises for the amount expended therefor, and is lessely authorized to without all rents as they accene until it shall be reimbursed for said expenditure, or Lessee shall have the right and option to esseed this lesso without further liability.
- 7 %. 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 or assignment.
- 9. I casee shall have the privilege and option of renewing this agreement for me additional period of the same terms and conditions as hereknabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless pleasee the same terms and conditions as hereknabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless pleasee the same terms and conditions as hereknabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless pleasee.
- 10: Lessee has and is hereby given the right to cancel this lease at any time on riving Lessor thirty (30) days' notice of Lessee's intention so to do. On the date will concellation becomes effective, excepting only when the cancellation is made in accordance with the provisions of Article 4 hereof. Lessee shall pay to be see consideration for said cancellation as amount which shall be determined by multiplying the largest rental theretofore paid in any one mouth under this lease by the number of full years remaining the opportunities.

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