LEASE (RENTAL DETERMINED BY SALES)

Agreement made this 3rd day of November, in the year 1930, by and between J.E. McCorkle, hereinafter called Lessor, and Standard Oil Company of New Jersey, a corporation of the State of Delaware, hereinafter called Lessee.

Witnessath: Lessor does hereby demise and lease unto Lessee all that lot, piece, or parcel of land situated in the Town of Greenville, R. F. D., County of Greenville, State of South Carolina, described as follows: That is to say,

One lot of land situated in above county and state, beginning at the property of L. Carey, extending 105 feet north of U. S. Highway No. 25, to Montgomery Avenue; thence 93 feet west on Montgomery Avenue to Briggs property line; thence 105 feet south to property of Mr. I. H. Carey; thence 93 feet east back to beginning point.

together with the buildings, improvements and equipment thereon or connected therewith, all of which are listed in the Schedule "A", hereto attached.

To Hold the premises hereby demised unto Lessee for the period of One Year beginning

on the 8th day of November 1930, and ending on the 7th day of November 1931, Lessee paying therefor as rental each month an amount equivalent to one cent (ld) for each gallon of gasoline and other motor fuels sold during the month at sold 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:

Lesses shall pay the specified rent at the times and in the manner provided.
 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 way withhold from any rentals payable hereunder as they accrue, such amounts, as may be necessary to fully reimburse Lessee.