

## Lease of Petroleum Vending Privileges (Rental determined by Sales).

This Agreement, made this 3rd day of July in the year 1930, by and between Mr. T. P. Stewart hereinafter called Lessor, and Standard Oil Company of New Jersey, hereinafter called Lessee,

Witnesseth: Lessor does hereby demise and lease unto Lessee the exclusive right to store and sell gasoline, motor fuels, kerosene, motor oil, grease and other petroleum products, all of which are hereinafter referred to collectively as Petroleum Products, on the premises in the Town of Lenoirville, County of Greeneville, State of South Carolina, described as follows:

"T. P. Stewart Garage: Wood construction, and measuring 35 feet by 45 feet in the center of plot measuring 200 feet by 200 feet on the west side of Brew-Landrum road and more particularly described as follows: Beginning at point on west side of road just described where Southern boundary line of Masonic Lodge intersects said road and running in a southerly direction along said road 200 feet, and extending back at a uniform depth and width along the line of the Masonic Lodge Southern boundary line 200 feet.

Lessee shall have the exclusive right and privilege of maintaining and using pumps, tanks and other facilities for the storage, sale and delivery of petroleum products and the servicing of automobiles at the place on said premises where pumps, tanks and other facilities are now located on said premises. Lessee shall also have the exclusive use and occupancy of an office and storage space ten feet long and ten feet wide located at the N.E. corner of the building on the premises herein described. Lessee shall also have the exclusive use and possession of the machinery, tools, furniture and appliances which are listed in the schedule hereto attached and marked Schedule A. Lessee, its employees, agents, customers and those having business with it shall have full, free and unrestricted ingress to, egress from and access to and use of all of the spaces and facilities hereby leased to Lessee.

To hold the premises hereby demised unto Lessee for the period of one (1) year beginning on the 7th day of July 1930, and ending on the 6th day of July, 1931, Lessee paying therefor as rental each month an amount equivalent to one cent for each gallon of gasoline and other motor fuels sold during the month at said premises by Lessee, 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 Lessor to examine and inspect such books and records at any time and from time to time when Lessor desires so to do.

The above letting is on the following terms, conditions and covenants, to wit:

1. Lessor will not store or sell or permit anyone other than Lessee 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