

upon said premises such buildings, structures, equipment and machinery as shall in its opinion be necessary to use and operate said premises. Lessee may paint said buildings, structures, tanks and equipment in any colors it shall select and to print thereon such of its trade marks and other signs, devices and 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 relocate any building, structures, tanks or machinery removed or relocated without the express consent of Lessor. Lessee shall have the right to remove from said premises all buildings, structures, pumps, tanks, machinery and equipment placed thereon by Lessee.

5. In case the premises are rendered unfit for occupancy by fire, storm, explosion or any other cause, no rental shall accrue and to be paid from the beginning of such unfitness for occupancy until the property is put in tenable condition, and Lessee is able to and does occupy said premises for the purposes herein described.

6. Lessee during the term of this lease or any removal or extension thereof shall have the right and privilege to sublet or assign all or any part of its right under and to said premises, but any such subletting or assignment shall not relieve Lessor from its obligation to pay the rent herein received unless Lessor shall consent in writing to such subletting or assignment.

7. Lessee shall have the privilege and option of renewing this agreement from period to period for one additional period of one (1) year each, the first of such periods to begin on the expiration of the first period herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal and extension shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least (30) thirty days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

8. Lessor has and is hereby giving the right to cancel this lease at any time by giving Lessee thirty (30) days notice of Lessee's intention to do so and the date such cancellation becomes effective, Lessee.

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shall pay to Lessor as consideration for said cancellation or interest which shall be determined by multiplying the largest rental therefor paid in any one month under this lease by the number of full years remaining before the expiration of this lease.

10. Any notice to be given by Lessee to Lessor shall be sufficiently given, if in writing, and delivered to Lessor, or mailed, postage prepaid, to Lessor at the premises herein described, or at such other address as may at any time be furnished by Lessor to Lessee.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

H. L. Thomas Jr. Robert P. Foster
J. H. Delghman Lessor
Standard Oil Company of New Jersey
By C. R. Younkers
Branch Manager

Attest
Henry L. Fowler
Incorporator here the acknowledgment of the Lessor in the statutory form of the State where the leased property is situated.

Consent of land owner
The following consent should be signed by the owner of the land when the Lessor in the aforementioned lease holds under a lease or some other agreement.

The undersigned hereby consents to the subletting of the Lessor's rights in accordance with the above agreement. The undersigned further agrees that in the event the Lessor named in the above mentioned agreement defaults in any of the terms or conditions of the lease or other agreement under which said Lessor holds the above described premises, the undersigned will advise the Standard Oil Company of New Jersey at Columbia, S. C. of said default and said Standard Oil Company of New Jersey shall have ten (10) days after the receipt of said notice to make good said default on the part of the above mentioned Lessor and the undersigned agrees that so long as the Standard Oil Co. Company of New Jersey then after complies with the terms of said agreement under which the above mentioned Lessor acquired said premises, its rights in and to the property under this agreement shall be valid and remain in full force and effect.

Dated this 23rd day of January, 1931.
H. L. Thomas Jr. Mrs. J. C. Rains

- Schedule "A"
1 Wood building 14 x 21 ft. with 18 ft. shed.
1 Gas Air Compressor - 1 H.P.

(OVER)