

Lease of Petroleum Vending Privileges
Rental Determined By Sales

This agreement made this 26th day of August in the year 1930, by and between J. E. Pinson, 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 fuel, 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 Piedmont, R. F. D. County of Greenville, State of South Carolina, described as follows:

One lot of land situated in the above county and State, beginning at corner of Golden Grove Church and running in a northerly direction on State Highway no. 20, a distance of 100 ft; thence, in an easterly direction 100 ft; thence in a southerly direction 100 ft; thence in a westerly direction 100 feet, back to beginning point of State Highway no. 20.

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 10 feet long and 10 feet wide located at the front 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 year, beginning on the 15th day of September, 1930, and ending on the 14th day of September, 1931, Lessee paying therefor as rental each month an amount equivalent to one cent for each gallon of gasoline and other motor fuel 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 third 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 fuel 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 terms and in the manner provided.

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For Extension to this Lease See Deed Book 128, Page 580.