

- (a) It is hereby further agreed that Lessee will pay the sum of three hundred dollars (\$300.00) to Lessor for improvements now on the property, consisting of stucco service station building, garage sheds and two 550 gallon underground storage tanks, fences and improvements now on the property.
- (b) Lessee further agrees to build a ladies rest room, install a drain line from the wash pit to the storm sewer, paint station building inside and outside and make minor improvements to driveways at a cost not to exceed three hundred dollars (\$300.00)
- (c) Lessor agrees to pay Lessee the sum of one thousand dollars (\$1,000.00) for the improvements installed upon the premises or to be installed, at the expiration of the first term of three years, with the exception of service station equipment installed by Lessee which may be removed by Lessee at any time, provided lease is terminated by lessor at the end of the first term.
- (d) It is further agreed and understood that should Lessee exercise the option to renew this lease for an additional two years that all improvements installed on the aforementioned property, other than service station equipment, shall remain on said premises and become the property of Lessor at the termination of this lease.

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State of Maryland, ss
City of Baltimore.

Personally appeared before me F. J. Guinan and made oath that he saw The American Oil Company, a corporation, by its duly authorized officers, C. W. Stagner, General Manager, and R. L. Sands, Assistant Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written lease for the use and purposes therein mentioned, and that he with Louise M. Dempsey, witnessed the execution thereof.

Sworn to before me this
23 day of Sept. 1938.
Wm. Latimer Bannell, Jr.
Notary Public.



F. J. Guinan

My commission expires May 1, 1939.

For Lease in connection with paragraphs and Probate, see this book (181) Page 6.
Recorded September 28th, 1938 at 8:30 A.M.