

December
 THIS AGREEMENT of Lease made this 7th day of November, 1951, between ALBANY COUNTRY CLUB, a membership corporation organized and existing under the laws of the State of New York having its office at Western Avenue (no street address), City of Albany, in the County of Albany and State of New York, hereinafter called Lessor, and SOCONY-VACUUM OIL COMPANY, INCORPORATED, a New York corporation of 26 Broadway, New York, N. Y., hereinafter called Lessee.

WITNESSETH: That Lessor in consideration of the rents hereinafter referred to and of the covenants, conditions and agreements on the part of Lessee hereinafter mentioned does hereby demise and lease unto Lessee and Lessee does hereby hire and take all that certain parcel of land situated at the northeasterly side of Western Avenue, in the City of Albany, County of Albany and State of New York, bounded and described as follows:

BEGINNING at the point marked by an iron pipe in the north-easterly line of Western Avenue, which said point is three hundred thirty-three (333) feet distant northwesterly, as measured along said northeasterly line of Western Avenue, from the fence corner at the point of intersection of the southeasterly line of lands of Lessor with said northeasterly line of Western Avenue; THENCE running northwesterly along said northeasterly line of Western Avenue for a distance of two hundred (200) feet to the point marked by an iron pipe;

THENCE running northeasterly, at an interior angle of 90° with the last mentioned course, through lands of Lessor for a distance of one hundred fifty (150) feet to the point marked by an iron pipe;

THENCE running southeasterly, at an interior angle of 90° with the last mentioned course and parallel to said northeasterly line of Western Avenue, still through lands of Lessor, for a distance of two hundred (200) feet to the point marked by an iron pipe;

THENCE running southwesterly, at an interior angle of 90° with the last mentioned course, still through lands of Lessor, for a distance of one hundred fifty (150) feet to the point of BEGINNING, forming an interior angle of 90° with the first course hereinabove mentioned.

THE SAID BOUNDARIES are shown on the certain survey map entitled "Property Belonging to Albany Country Club To Be Leased To Soccony-Vacuum Oil Co. Inc." dated Oct. 9, 1950 and made by R. E. Gilbert Surveys, the original of which said map is to be filed in Albany County, N. Y., Clerk's Office simultaneously with the recording hereof.

TO HAVE AND TO HOLD the said premises unto Lessee for the term of fifteen (15) years beginning on the 1st day of October 1951, and ending on the 30th day of September 1966, at the rental and upon all the terms, covenants and conditions contained in a certain Lease Agreement between the parties hereto dated the 20th day of July, 1951; and acknowledged by Lessor on the 24th day of July, 1951, and by Lessee on the 20th day of July, 1951 (hereinafter referred to as "Lease Agreement"), which said Lease Agreement is hereby referred to and made a part hereof by this reference, as fully as if herein set forth.

TOGETHER WITH the option of renewal of said Lease Agreement for one (1) successive renewal of five (5) years, such renewal period to commence at the expiration of the original term of this lease; as granted to Lessee by Lessor by said Lease Agreement and upon and subject to the terms and conditions therein set forth.

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TOGETHER WITH the pre-emptive right to purchase or otherwise acquire Lessor's said premises or any part thereof, or the whole or any part of Lessor's reversionary interest therein, upon the same terms and conditions as those on which Lessor is willing to make such sale or other disposition to any other party, as granted to Lessee by Lessor by said Lease Agreement and upon and subject to the terms and conditions therein set forth.

The rights, obligations and remedies of Lessor and Lessee respectively with reference to each other and to said premises shall be fixed, determined and governed solely by the provisions of said Lease Agreement; this being a short form of lease intended to be placed on the record and executed by the parties for the purpose of avoiding the necessity of recording said Lease Agreement. It is understood and agreed, however, that Lessee, its successors or assigns, may at any time record said Lease Agreement if it deems it necessary and advisable for its own protection so to do.

IN WITNESS WHEREOF, Lessor and Lessee have executed and delivered this agreement the day and year first above written.

WITNESSES:
ATTEST:

ALBANY COUNTRY CLUB

By [Signature] (L.S.)
Its President
(duly authorized)

ATTEST:

SOCONY-VACUUM OIL COMPANY INCORPORATED
By [Signature]
Assistant Controller
(duly authorized)

STATE OF NEW YORK)
COUNTY OF ALBANY) SS:

On the 16 day of April, 1951, before me came to me known, who, being by me duly sworn did depose and say that he resides at [Address]; that he is the President of Albany Country Club, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS:

On the 17th day of April, 1951, before me came E. J. GLOCKE to me known, who, being by me duly sworn did depose and say that he resides at 17 E 80th Street, New York, New York; that he is the Assistant Controller of Socony-Vacuum Oil Company, Incorporated, the Corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Notary Public State of New York
No. 22-243174
Qualified in Essex County
Cant. filed with Deeds, Kings, F. Y.
Queens, Richmond, Nassau, Suffolk and
Westchester County Clerks & Registers
Term Expires March 30, 1953

DEPT. OF LIBRARY
 Recorded
 On the 14 day of Jan. 1952
 book 1297 page 347
 and examined
 Clerk
 Donald Lynch

State of New York, } ss.
 County of New York, }

No. 14182

Form 1

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY that

Theresa Lutz
 who has subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such throughout the State of New York, and pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was fully authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
 this 20 day of Dec 1951

FEE PAID 25¢

Archibald R. Watson
 County Clerk and Clerk of the Supreme Court, New York County