

Two (2%) Per Cent of the gross sales in excess of Two Hundred Thousand and no/100 (\$200,000.00) Dollars. Any such additional rent shall become due and payable on the first day of the month next following the month in which the gross sales exceed \$200,000.00 in said calendar year, and shall continue to be payable on the first day of each month thereafter until paid in full for that calendar year.

It is understood and agreed that upon request by the Lessor, or its duly authorized agent, the Lessee shall furnish to the Lessor a monthly report showing the gross sales derived from the operation of Lessee's retail drug store and at the end of every calendar year during the term of this lease, and without the necessity of a request from the Lessor, the Lessee shall furnish the Lessor with a statement of monthly sales showing the total gross sales from said retail drug store, said report to be made by a recognized auditor in good standing, and it is further agreed that the Lessor, or any agent duly authorized in writing by said Lessor, shall have access to the records of monthly gross sales in the said retail drug store at any reasonable hour. It is further understood that any sales tax or any other tax that the Lessee may collect shall not be considered as part of the gross sales.

2) The Lessee hereby accepts the demised premises in its present condition. The sole responsibility of the Lessor with respect to the upkeep of the demised premises shall be to keep the outside walls and the roof in good repair. All other repairs and upkeep of whatsoever nature and kind, except those caused by fire, natural decay or other casualties, shall be the responsibility of the Lessee. The Lessee shall keep the building in good condition and repair and deliver up the same at the expiration or earlier termination of the lease in good order and condition, ordinary wear and tear excepted. The Lessee shall secure the written permission of the Lessor for any alterations or additions to said premises. The Lessor shall not be responsible for any damage by water or dampness from any cause whatsoever.

3) It is understood and agreed that the Lessee shall furnish at its own expense all water, heat and lights used by it upon said premises.

4) The Lessee shall in case of fire give immediate notice thereof to the Lessor, and should the building on the demised premises be so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just portion thereof shall be abated until the premises shall have been restored by the Lessor, which restoration shall be accomplished as speedily as possible.