

services rendered in procuring this lease, five per cent (5%) of all rentals (irrespective of the manner in which the said rentals may be computed or determined) paid or owed by the Tenant to the Landlord for the leased premises or any part thereof, during the term of this lease or any renewal or revision thereof, whether paid under this lease or not. This commission shall apply to the total rental that accrues or becomes due and payable under this lease or any renewal or revision thereof, regardless of to whom said rental is paid or for what purpose said rental is used.

The Landlord, with the consent of the Tenant, hereby assigns to Mark W. Cauble five per cent (5%) of all rent whether paid under this lease or not. If the Landlord sells the leased premises or if the Landlord or Tenant assigns this lease as herein provided, any purchaser or assignee shall take said lease and occupy the leased premises hereunder subject to this commission agreement and assignment of said rental, and the seller or assignor shall require any purchaser or assignee to specifically assume the seller or assignor's obligation in reference to payment of such commission out of rent as aforesaid. In default of such expressed assumption, both the seller or assignor and the purchaser or assignee, shall be liable for the payment of such commission as if no such sale or assignment had been made. The Tenant shall pay said commission direct to Mark W. Cauble at the times when the rent is payable by Tenant to the Landlord and may deduct the pro rata share of said commission chargeable against each of the Landlords from the rent otherwise due by the Tenant to the Landlord under the terms of this lease.