

1-14-54

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enlarged building on Parcels 1, 2, 3, 4 and 5 as provided in clause 5 hereof and continuing thereafter during the remainder of the term of this lease and any extension or extensions thereof Tenant covenants and agrees to pay to the Landlord as rental for the demised premises the following:

(a) A fixed rental at the rate of Ninety thousand Dollars (\$90,000) per annum, payable in sums of Seven thousand five hundred Dollars (\$7,500) per month, monthly in advance on the first day of each month during such period; and

(b) In addition thereto Tenant covenants and agrees to pay to the Landlord as contingent rental an amount for each full lease year during such period equivalent to .02917 of the net retail sales for each such lease year in excess of a base figure of Three Million Eighty-five Thousand Three Hundred Sixty-one and 60/100 Dollars (\$3,035,361.60).

Any sums which shall become payable pursuant to the foregoing provision for contingent rental shall be paid within two (2)