

The Lessee is given the option and right to extend or renew this Lease for an additional period of four (4) years at the same rental and on the same terms and conditions of this Lease, and unless the Lessee notifies the Lessor in writing prior to the expiration of this Lease of its intention not to exercise the option, then said option shall be deemed to be exercised and this lease shall be automatically extended until midnight September 30, 1981.

The Lessee is hereby given the additional option and right to extend or renew this Lease for an additional period of four (4) years at the same rental and on the same terms and conditions of this lease, and unless the Lessee notifies the Lessor in writing prior to the expiration of the first option of its intention not to exercise the second option then said option shall be deemed to be exercised and this Lease shall be automatically extended until midnight September 30, 1985.

PROVIDED ALWAYS, and these presents are upon the following expressed conditions:

1. In addition the Lessee agrees to pay within thirty (30) days after each twelve month period a sum equal to five per cent (5%) of the gross sales realized (at location herein demised) for twelve month period minus the minimum rental paid during said twelve month period. Lessee hereby agrees to grant Landlord audit privileges in event Landlord deems it necessary.

The term "gross sales" shall mean all income from sales, less discounts and returns; also, less direct Sales Taxes or Federal Taxes collected and paid to the State or Government.

2. Lessor shall furnish gas heaters, lighting equipment, water cooler, water heater, and air condition; however, Lessee shall pay for all water, gas, heat, electricity, and other utilities used on said premises when due and payable, including maintenance of all of the equipment mentioned in this Article Two (2) at Tenant's expense.

3. Lessee agrees to keep said premises caused and occasioned by the acts of commission of the personnel of said Lessee, and Lessee further agrees that the premises herein demised shall not be used for any unlawful purpose, and that they will return the premises at the expiration of this Lease in as good condition as at the commencement thereof, ordinary wear and tear or damage from the elements excepted.

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