

5. The Lessees further agree to maintain and keep in full force liability insurance, furnishing to the Lessors a copy of said policy or a letter from the insurance company showing that the insurance has been issued in an amount of not less than \$300,000.00 or equivalent to that which is now being carried by the Lessors.

6. That it is specifically agreed and made a part of this contract that all coin operated machines, such as music boxes, games, cigarette machines and any and all other instruments that dispense goods or are used for game purposes or any other form of machines operated by coin, are to be exclusively handled by E. B. Trammell and that the said E. B. Trammell shall pay over to the Lessees a percentage equivalent to that which is usually paid to the other customers serviced by E. B. Trammell.

7. In consideration of the leasing of said buildings and equipment, the Lessees do hereby agree to pay to the Lessors the sum of \$300.00 per month in advance for one (1) year beginning July 15, 1973, and each month thereafter through July 14, 1974, and that beginning July 15, 1974, the Lessees shall pay as rentals the sum of \$400.00 per month in advance and each month thereafter for a period of one (1) year. That the Lessees shall have an option of two (2) additional years upon giving to the Lessors 90 days written notice of their intention to exercise said option. That if the Lessees exercise the additional two years they agree that they will pay to the Lessors the sum of not less than \$400.00 per month but will pay in addition to the \$400.00 a sum equivalent to any increase in taxes on the premises or equipment, either city, state or county, and in addition to paying the increase in any tax levy, if any, the parties agree to re-negotiate the terms of the lease in keeping with the economic conditions or cost of living at that time. If there has been a decided change, the Lessees and Lessors shall agree upon any additional sums to be paid, but in no event