

Six Thousand (\$6,000) Dollars payable in equal monthly installments of Five Hundred (\$500) Dollars in advance on or before the first day of each month, commencing the 1st day of ~~January~~ ^{February} 1979. The Lessee shall pay to the Lessor an additional annual rental equal to two (2) per cent of the gross annual sales over \$250,000.00 realized by Lessee in the operation of the professional pharmacy in and on the premises leased herein. The annual period for purposes of such additional rent shall be the twelve (12) month fiscal period commencing with the day and month first above written. Said additional rent shall be paid on or before the 15th day of the third month following the close of such twelve (12) month fiscal period.

(2) It is the intention of the Lessor and the Lessee that the rent herein specified shall be net to the Lessor and that all costs, expenses, taxes and obligations of every kind relating to the leased property which may arise or become due during the term of this lease shall be borne by the Lessee. The Lessee shall bear a pro rata share of all costs for common area maintenance (which shall be equal to twenty-one percent). Said costs shall not include costs of repaving of parking areas. Further, Lessee shall be responsible for the cost of maintenance of all heating, ventilation and air conditioning, electrical and plumbing components of the leased premises. All utilities used by Lessee, including but not limited to, electricity, gas, sewer and water shall be the sole responsibility of Lessee.

(3) The Lessee will use the property to operate a professional pharmacy. The Lessee will not use or knowingly permit any part of the leased property to be used for any other purpose. Provided, however, at the exclusive option of Lessor, Lessee may use the leased premises for the purpose of storage in the event the operation of a professional pharmacy business in said leased premises is no longer financially feasible and no sub-lessee can be found by Lessee to conduct a professional pharmacy business upon the leased premises. Consent by Lessor, as set out hereinbefore, in no way shall act as a waiver of