

Agree with Tenant to repay to Tenant the amount of all such license fees then imposed, or paid by Tenant, or which may hereafter be imposed, or paid by Tenant, as to the store or business on the leased premises during the balance of the term of this lease, or any renewal or extension thereof, in excess of 15% of the current year's rent, and if Landlord shall so repay the same, then this lease shall nevertheless continue notwithstanding such notice by Tenant. In determining the amount of such license fees as to the store or business in the leased premises, said store or business, shall be considered as coming within the tax bracket under which Tenant shall be liable for any particular year.

It is expressly understood and agreed that the average license fees above referred to include general property taxes and ordinary license fees now or hereafter in effect, to the extent that the same are likewise assessed against and payable by a single individually owned store.

The rights herein given to Tenant may be exercised at any time or from time to time, as often as the conditions herein described may arise, and the failure of Tenant to exercise such rights for any period shall not be or be construed as a waiver thereof.

Notices (30) All notices hereunder shall be in writing and sent by United States registered mail, postage prepaid, addressed, if to Landlord, to the place to which the last previous installment of rent was sent, and if to Tenant, to 744 Bowen Avenue, Chicago, Illinois, and a duplicate to the leased premises, provided that either party by like notice may designate any further or different addresses to which subsequent notices shall be sent.

This instrument shall merge all undertakings between the parties hereto with respect to the leased premises and shall constitute the entire lease contract unless otherwise modified by both parties in writing but shall not be binding on Tenant unless the original or duplicate original lease, properly executed by both parties, shall be received at 744 Bowen Avenue, Chicago, Illinois, within ten days after receipt by Landlord or Landlord's agent; nor shall this lease be binding upon Landlord until the plans and specifications for remodeling shall have been agreed upon in writing by Landlord and Tenant. This instrument shall bind and benefit the heirs, legal representatives, assigns and successors of the respective parties.

Witness the hands and seals of the parties hereto as of the day and year first above written.

Walgreen Co.
By A. Fredrickson
vice president
Attest:
W. H. Reese
Secretary



Witnesses
F. H. Nagle
A. S. Bowles
as to Walgreen Co.

Alister J. Furman (Seal)
J. Furman Norris (Seal)
J. J. Easter (Seal)
J. Witnesses: (Seal)
Bradley M. Bailey
Mac B. Patrick
as to Alister J. Furman & J. Furman Norris

Witnesses
Jim W. Monroe
W. C. White
as to J. J. Easter