

every month during said term. Said rental is hereinafter for convenience sometimes called "fixed rent."

(b) In addition to said fixed rent, the Tenant shall pay to the Landlord in the manner and upon the terms and conditions and at the times hereinafter set forth the following amounts, if any, which amounts are hereinafter for convenience sometimes called "percentage rental":

A sum equal to one per cent (1%) of Tenant's aggregate gross sales in excess of \$610,000.00 for each lease year.

It is contemplated by the Landlord and Tenant that the Tenant may acquire by lease the Davenport property hereinabove referred to which is situate on and adjacent to the southern side of the other Cauble property hereinabove described, and that the Tenant may acquire by lease the other Cauble property hereinabove referred to situate on and adjacent to the southern side of the premises hereby leased. The percentage rental hereinabove specified shall be payable from the aggregate gross sales of the Tenant made from both the premises hereby leased and the adjoining premises known as the other Cauble property and the adjoining premises known as the Davenport property. No percentage rental shall be payable by the Tenant to the Landlord for any lease year unless the Tenant's aggregate gross sales in and from said leased premises, together with Tenant's aggregate gross sales in and from the adjoining premises known as the other Cauble property and the Davenport property for that lease year exceed \$610,000.00 per year, and if the same exceed \$610,000.00 per year, then said percentage rental at the rate above set forth shall be computed only on the amount of Tenant's gross sales in and from the leased premises and the adjoining Davenport property and the adjoining other Cauble property in excess of \$610,000.00 per year.

In the event Tenant is unable to open the leased premises and the adjoining other Cauble property and the adjoining Davenport property for business on the first day of the first lease year, the percentage rental shall be calculated and paid from the time said