

for any lease year exceed the sum of Seven Thousand Two Hundred (\$7,200.00) Dollars, the rental for each lease year shall be the larger of either:

A. The sum of Five Thousand Four Hundred (\$5,400.00) Dollars, payable in twelve (12) equal monthly installments of Four Hundred Fifty (\$450.00) Dollars, or:

B. A sum equivalent to ten (10%) per cent of the first Fifty Four Thousand (\$54,000.00) Dollars of the gross receipts of the Tenant and six (6%) per cent of the gross receipts of the Tenant in excess of Fifty Four Thousand (\$54,000.00) Dollars.

The Tenant shall pay said Four Hundred Fifty (\$450.00) Dollars each month during each lease year on the tenth day of each month, and he shall, within thirty (30) days after the end of each lease year, submit to the Landlord a sworn statement showing the amount of sales for the preceding lease year, at which time the balance of the rent, if any, which may be due under the terms of sub paragraph B of this Paragraph shall be paid. The term "lease year", shall mean the calendar year beginning January 1 and terminating the following December 31, except that the rent which may be due for the month of December, 1959 shall be computed by proration of the gross receipts for that fractional part of the year.

The Tenant shall keep careful and accurate records of the sales made in the premises herein demised, and the Landlord shall have the right to examine the said records to verify the figures in the said annual statements. The term "gross sales" as used herein shall include all monies received from the sale of all goods, wares, merchandise

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