

with the understanding, however, that in no event shall the maximum annual rental during this term, exceed the sum of Twelve Thousand Dollars (\$12,000.00), and for the period from May 1, 1964 through April 30, 1974 an annual guaranteed rental of Six Thousand Dollars (\$6,000.00) payable in equal monthly installments of Five Hundred Dollars (\$500.00) each, plus a percentage rental equivalent to five per cent in excess of One Hundred Twenty Thousand Dollars (\$120,000.00) on annual gross sales, with the understanding, however, that the maximum annual rental during this term shall not exceed Thirteen Thousand Five Hundred Dollars (\$13,500.00). The monthly installments during the two terms above referred to shall be due and payable on or before the last day of each consecutive month during said term. The percentage rental above referred to to be paid within sixty (60) days after the end of any rental year during the two periods above referred to.

The parties hereto agree that the Lessor will pay any and all property taxes and/or assessments that may be assessed or charged against said real estate covered by this lease and the improvements situate thereon and will maintain the roof of the building situate upon said premises in good repair. However, the Lessees will maintain the interior and remaining portions of said building in good repair and will supply at their own expense water, lights and heat incidental to their occupancy of said premises.