

Thousand and 00/100 (\$220,000.00) Dollars during each lease year.

Gross receipts as hereinabove mentioned mean the total revenue received by the LESSEES from the operation of their business on the premises, excepting therefrom receipts from sales through vending machines, and from sales of newspapers, post cards, soft drinks or telephone calls. Rentals received by LESSEES from any of their subtenants, licensees or concessionaries on the premises shall be included in LESSEES' gross receipts but the revenue of such persons from the operation of their business on the premises shall not.

LESSEES agree that they will keep permanent accurate records of all gross receipts which shall be open to inspection by LESSOR and her agents during ordinary business hours. The LESSEES will preserve all such records for at least two (2) years after the expiration of each lease year.

LESSEES agree that they will within sixty (60) days after the end of each lease year furnish LESSOR with a statement showing gross receipts from the premises. Payment of the percentage rent, if any, be due, shall accompany the report.

For a period of one (1) year after the submission of the annual report LESSOR may make a special audit of LESSEES' books and records in respect to their business operation on the premises. If an audit discloses a deficiency in percentage rent for any lease year, the amount thereof shall be paid to LESSOR at the time of the payment of the next month's rent. If an audit shows the percentage rent to have been overpaid, the amount thereof shall be refunded to LESSEES on demand. If an audit discloses a deficiency of more than

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