

of One Thousand Two Hundred and Fifty Dollars (\$1,250.00) per month in advance on the first day of each and every month. Rental payable under Rent Charge No. 1 shall be the guaranteed minimum rental payable to landlord irrespective of whether or not tenant may be reimbursed under the provisions of Rent Charges Nos. 2 and 3 out of the percentage rent.

Rent Charge No. 2: As hereinafter provided, tenant has the right to alter, change, enlarge, add to, remodel and/or erect and construct improvements on the demised premises to suit tenant's desires.

In the event that tenant makes any alterations, changes, etc., the cost of same shall and must be written off by tenant by the last day of February, 1983. Tenant shall therefore write off on its books each year commencing on the date such alterations, changes, etc., shall have been paid for by tenant and running to the end of the term of this lease, to-wit, the last day of February, 1983 as a rental charge against the premises hereby demised, an amount which shall be equivalent to the quotient derived from dividing the total cost of such alterations, changes, etc., by the number of years remaining to the last day of February, 1983 which date for convenience is herein referred to as the end of the term of this lease. In that manner the cost of said alterations, changes, etc., to tenant shall be written off and amortized by the end of the term of this lease.

Rent Charge No. 3: Tenant shall also write off on its books each year commencing on the date such alterations, changes, etc., shall have been paid for by tenant and running to the end of the term of this lease as a rental charge against the premises hereby demised interest