

sales made upon leased premises and total sales made upon additional premises, said system to be subject to approval of Lessor.

(4) The Lessee further agrees to furnish to the Lessor on or before the 15th day of April of each successive year during the period of this lease, a certified statement by an Officer of the Company, of the total gross sales for the preceeding twelve (12) months' period. In addition the Lessor shall have the right to examine or cause to be examined at the expense of the Lessor all books and records of the Lessee, including sales and checks, at reasonable times. The Lessee covenants and agrees that it will keep a full, complete and accurate record of all sales made during the term of this lease.

(5) It is further understood and agreed that should any installment of the guaranteed rent or the bonus rent (that is, percentage on sales) be past due and unpaid by the Lessee, the Lessor may at its option after giving fifteen (15) days' notice in writing, declare this lease terminated and the Lessor may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of rent due, provided the Lessee shall not have paid the rent before the expiration of the fifteen (15) days' notice. In the event the Lessee, or its Successors or Assigns, shall go into bankruptcy and is placed in the hands of a receiver, or makes an assignment of said property for the benefit of creditors, then in either event the Lessor shall have the right at its option to immediately terminate the lease and take possession of the leased premises and resort to any legal remedies prescribed by law for the enforcement or collection of any rents due, as well as to obtain possession of the leased premises.

(6) It is further understood and agreed that the Lessee