

RENTAL

The Tenant agrees to pay to the Landlord for said premises the following rental:

(a) For and during the entire twenty years of the term hereby leased the sum of Nine Thousand Five Hundred (\$9,500.00) Dollars per annum, payable in equal monthly installments of Seven Hundred Ninety-one and 66/100 (\$791.66) Dollars each, in advance on the first day of each and every month during said term. Said rental is hereinafter for convenience sometimes called "fixed rent."

(b) In addition to said fixed rent, the Tenant shall pay to the Landlord in the manner and upon the terms and conditions and at the times hereinafter set forth the following amounts, if any, which amounts are hereinafter for convenience sometimes called "percentage rental:"

(1) A sum equal to one per cent (1%) of Tenant's aggregate gross sales in excess of Six Hundred Ten Thousand (\$610,000.00) Dollars for each lease year.

It is contemplated by the Landlord and the Tenant that the Tenant may acquire by lease the Davenport property hereinabove referred to which is situate on and adjacent to the southern side of the premises hereinabove described, and that the Tenant may acquire by lease the other Cauble property hereinabove referred to situate on and adjacent to the northerly side of the premises hereby leased. The percentage rental hereinabove specified shall be payable from the aggregate gross sales of the Tenant made from both the premises hereby leased and the adjoining premises known as the Davenport property and the adjoining premises known as the other Cauble property. No percentage rental shall be payable by the Tenant to the Landlord for any lease year unless the Tenant's