

The Tenant shall not be obligated to keep the records hereinabove referred to (showing its gross sales in or from the leased premises) after the expiration of one year following the end of the lease year for which such records were kept. The records of the Tenant with respect to its daily gross sales in or from the leased premises shall be maintained in accordance with the regular system of accounting now in effect or hereafter adopted and in accordance with good accounting practices. Said records shall be kept by the Tenant in the demised premises.

Said records shall be available for inspection at all times during the term of this lease on business days and during business hours to the Landlord or the Landlord's duly authorized representative, but such inspection shall not be made more often than twice annually. The Landlord shall have the right to have the said sales records audited by a certified public accountant chosen by the Landlord and at the Landlord's expense. Unless within one year after the end of any lease year, the Landlord notifies the Tenant, in writing that it is not satisfied with the statement showing the gross sales of the leased premises, the said statement shall, after said period of time, be considered binding and conclusive as to the gross sales for the period covered by said statement.

The Landlord shall pay Alester G. Furman Co., Greenville, South Carolina, as compensation for services rendered in procuring this lease five percent (5%) of all rentals thereafter paid by Tenant to Landlord as fixed rent or percentage rental, for the leased premises or any part thereof.

(CONTINUED ON NEXT PAGE)

BOOK 697 PAGE 333