

of its gross sales made upon or from the premises for the year ending upon said date, and if said accounting shall indicate that the percentage rental due hereunder for such year exceeds the minimum annual rental of Nine Thousand Six Hundred (\$9,600.00) Dollars, the Lessee shall forthwith pay such excess to the Lessor. The Lessor may at his option employ an auditor or auditors for the purpose of determining the correctness of the annual accounting rendered by the Lessee, or if the Lessee shall have failed or refused to render such accounting, for the purpose of determining the amount of the gross sales made upon or from the premises, and in either case, the Lessee shall furnish to said auditor or auditors all information necessary or desirable for a proper accounting, and shall permit a full inspection of all books and records pertaining to the business of the Lessee upon the premises; but the Lessor shall not disclose to any unauthorized person the information disclosed by such inspections of the Lessee's books and records.

All rent required hereunder shall be payable at the office of Alester G. Furman Co., Greenville, South Carolina.

The term "gross sales" as used herein shall mean the total of the dollar value of all sales of merchandise and services and all revenues of every kind and character derived from, arising out of or payable on account of the business and all business transactions conducted at or from the premises by or for the account of the Lessee (in-

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