

ment of gross receipts and a check for the excess rental so calculated. If the first calendar year contains less than twelve months, the base rent and percentage shall be calculated on the number of whole months in the first calendar year.

If during the said twelve months period 7% of the gross receipts shall equal less than \$10,520.00, the Lessee shall furnish the Lessor with a statement of the gross receipts, but no additional rental shall be due. The Lessor may inspect the records of the Lessee and may demand that such records and certifications be furnished as would reasonably reflect an accurate accounting of gross receipts.

GROSS RECEIPTS: "Gross Receipts" as such term is used in the lease, shall be interpreted to be the gross receipts for all services rendered by the Lessee, plus the gross receipts from sales of any merchandise sold in the demised premises. It shall include any wholesale operation or payment for, or reasonable value, for any work done on the demised premises whether for another outlet of the Lessee, or the public at large. A credit against "Gross Receipts" shall be allowed for refunds made to customers and for transfer of merchandise from the demised premises to another outlet of the Lessee, such transfers to be in the same amount as originally included in "Gross Receipts".

USE AND OCCUPANCY: The Lessees agree that the premises are to be used for the operation of a dry cleaning business under a franchise agreement with "Master Kleens of America, Incorporated. Lessees agree that in the event the "Master Kleen" franchise is cancelled, withdrawn or surrendered that the Lessor at his sole option, may declare this lease terminated.

SPECIAL ARCHITECTURE: The Lessee shall have the right, at his expense to remove from the property all signs and distinguishing architectural features, provided any damage caused by such removal is repaired at the expense of the Lessee. Any proposed change in architectural features may be done only after securing the consent of the Lessor and agreement as to the required restoration, if any. Lessor shall not unreasonably withhold consent.

(Continued on next page).