

of said Lease for a further period of five (5) years on the same terms and conditions and at the rentals hereinafter provided;

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) in hand paid by the Tenant to the Landlord, the receipt and sufficiency of which is hereby acknowledged, it is hereby mutually agreed:

1. The said Lease dated September 21, 1962 is hereby extended for an additional term of five (5) years commencing on September 15, 1973 and expiring at midnight on September 14, 1978, on the same terms and conditions. Effective on September 15, 1973 and thereafter during the balance of such extended term the Tenant agrees to pay to the Landlord as a minimum guaranteed rental for the demised premises the sum of Sixteen Thousand Six Hundred Fifteen and 50/100 Dollars (\$16,615.50) per year, payable in twelve (12) equal monthly installments of One Thousand Three Hundred Eighty-four and 62/100 Dollars (\$1,384.62), which installments shall be due and payable in advance on the first day of each and every calendar month of the extended lease term. In addition, the Tenant agrees to pay to the Landlord, in the same fashion as provided in Article 1 of said Lease dated September 21, 1962, a percentage rental equal to the amount, if any, by which one percent (1%) of Tenant's gross sales made from the demised premises in each fiscal year ending June 30th during the extended lease term exceeds Sixteen Thousand Six Hundred Fifteen and 50/100 Dollars (\$16,615.50). The fixed minimum guaranteed rental for the calendar month in which the change of rates occurs shall be prorated between the rates effective during the present term of said Lease and those effective during the extended term provided hereunder; and percentage rental for fractional years occurring at the beginning of the extended term shall likewise be prorated between the rates effective during the present term of said Lease and those effective during the extended term provided hereunder, and percentage rental for the fractional year at the expiration of the extended term shall be prorated on the basis of the annual rental.

2. It is mutually understood and agreed that the said

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