

EXHIBIT "B"

In reference to the first lease year, lease year shall be that period from the date Lessee's first rental payment is due to the next succeeding April 1. In reference to any succeeding lease year, lease year shall be a full year commencing on the day following the first lease year and running to the next succeeding April 1.

The term "gross sales" includes the total of all money received from the sale of food and beverages sold by the Lessee upon and from the premises during the term of this lease. "Gross Sales" shall include any other sales agreed to under Paragraph V of this lease.

The term "gross sales" excludes all vending machine income, bona fide credits, returns for merchandise and the amounts turned over by the Lessee for Retailer's Occupational Tax, Use Tax, Sales Tax and all other taxes (other than taxes on income) levied by appropriate State, Municipal, County, Federal and any and all governmental bodies and subdivisions thereof on sales of any merchandise and/or services.

On or before June 1, and on or before the same day of each year during the remainder of the term of this lease, Lessee shall deliver to Lessor at the place last fixed for the payment of rent, an annual statement as of March 31, sworn to by Lessee or Lessee's authorized representative, showing "gross sales" during the previous lease year, and shall on or before June 1 of each lease year pay to Lessor any and all sums due hereunder and then remaining unpaid for the entire period covered by such statement. Percentage rental payment for the first and last years of the lease term shall be prorated.

RECORDED MAR 17 '76 At 2:37 P.M.

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VES
ad JB