

Within sixty (60) days after the annual anniversary date, Tenant shall pay to Landowner the additional rent due hereunder, if any, and shall concurrently therewith submit to Landowner a statement of Tenant's gross sales during the preceding year, which statement shall be certified to be correct by a responsible officer of Tenant. Landowner shall have the right, upon written demand within thirty (30) days thereafter, and at Landowner's sole expense, to have Tenant's records of gross sales for said period inspected at Tenant's home offices by a Certified Public Accountant of Landowner's choice. In the event such inspection discloses an error of 3% or more, in Tenant's monthly statements of gross sales, as adjusted, then, in such event, the costs of such inspection shall be borne by Tenant, Landowner's failure to make such written demand within the time hereinabove provided, shall constitute a waiver of said right for said year.

initial of parties

W.T.T.	Reb
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W.T.T.

RECORDED NOV 10 '76 At 11:30 A.M.

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