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prepared by an independent auditor and in accordance with standard accounting practices.

(3) The said Home Life Insurance Company shall have the privilege at all times, by itself or by an auditor selected by it, of examining all books, accounts and other records of said Lewis Village, Inc., as shall be necessary and useful for the purpose of enabling the said Home Life Insurance Company to determine the amount of net earnings of Lewis Village, Inc. as hereinafter defined and the accuracy of the statement made by said Lewis Village, Inc. from time to time respecting the same.

(4) The net earnings for the purpose of determining the amount to be deposited by Lewis Village, Inc. with Home Life Insurance Company as hereinabove specified shall be determined as follows:

(A) On the gross income from all sources for each accounting year there shall be deducted for such year the following amounts:

- (1) Debt service requirements under the Federal Housing Administration insured mortgage hereinabove mentioned.
- (2) Administration, operating and maintenance expenses including a rental and management fee not to exceed five (5%) per centum of the gross rental income, but expressly excluding any dividends payable to stockholders and any compensation to any officer or officers of said Lewis Village, Inc.
- (3) Contributions to all reserves required under the Federal Housing Administration insured mortgage above mentioned.
- (4) All taxes paid and/or accrued including taxes measured by income.

The balance remaining shall be the net earnings mentioned in Paragraph 1 hereof, one-half of which balance remaining shall be paid over by Lewis Village, Inc. to Home Life Insurance Company as provided in said Paragraph 1 above.