

Dollars, per year, Lessee shall pay in addition to said sum of Two Hundred Fifty (\$250.00) Dollars, per month, five (5%) per cent of all sales. The term "Gross Sales", shall include the aggregate gross amount of all sales and also business conducted directly, or indirectly, by Lessee in, upon or from the premises herein leased, whether at wholesale or retail, or cash or credit. The Lessor shall have the right to examine or cause to be examined, at the expense of the Lessor all books and records of the Lessee, including sales, checks and all other records at all reasonable times. The Lessee covenant and agrees that he will keep a full and complete and accurate record of all sales made during the term of this lease.

4. The Lessor does hereby agree to construct on the building now located at 503 Laurens Road an addition upon the west side approximately 11 feet wide and 50 feet deep according to plans of Leon LeGrand, Architect, and to surface treat the vacant lot approximately 100 feet by 100 feet on the west side of said property and during the term of this lease shall allow the Lessee, with others, to use said <sup>lot</sup> ~~building~~ for customer's parking.

5. That Lessee does hereby covenant and agree that it will use said premises for the conducting thereon of his business of a restaurant and that he will not use the demised premises for any unlawful or objectionable business that may constitute a nuisance or injury the value of the property. The Lessee further agrees that it will not without the prior consent of the Lessor, sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or in part, or use or occupy the same for any purpose other than the aforementioned and that it will not do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance.

6. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Lessor should elect not to repair said damage within a reasonable time, the Lessor or the Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

7. In the event the Lessee, his heirs or assigns, shall be adjudicated