

(b) In addition to the said sum of Eleven Hundred and Twenty-five Dollars (\$1,125.00) per alley bed as provided above, the Lessee shall pay additional rent as follows:

1. If an additional floor area is provided for by the Lessor for use as a lounge, then the total cost of the same shall be amortized, at six per cent (6%) over a period of seven and one-half (7-1/2) years and a proportionate share as divided into equal monthly installments shall be added to the rentals above and the same shall be paid by the Lessee.

2. At the end of the seven and one-half (7-1/2) years, or as soon as the said cost with interest is completely paid for, then the rents for the lounge shall be adjusted so that the Lessee shall pay the sum of One Dollar and Thirty-five Cents (\$1.35) per square foot per year, inside measurements to control, and the total rent for the same shall be computed on a monthly scale and the rents shall be added to the regular rentals as set forth in Section 1 (a) above.

ARTICLE IV - USE

Section 1. The demised premises shall be used for a bowling center, recreational center, indoor miniature golf course, and restaurant and snack bar incidental thereto, with or without liquor permitted to be sold therein, provided however, that Lessee shall have the right to use the demised premises for any legal purposes at any time during the term of this lease or