

at the rate of four per cent per annum on the total cost to tenant of said alterations, changes, etc. This interest charge for the first year shall be computed upon the total cost to tenant of said alterations, changes, etc., and each year thereafter shall be computed on the total cost to tenant of said alterations, changes, etc., less the amount thereof previously written off pursuant to Rental Charge No. 2. Said annual interest charge therefor will diminish proportionately each successive year as the cost of said alterations, changes, etc., are written off pursuant to Rental Charge No. 2.

Rental Charges Nos. 2 and 3 will commence on the date such alterations, changes etc., shall have been paid for by tenant, but for the calendar year in which said alterations, changes, etc., shall have been paid for by tenant rental charges Nos. 2 and 3 shall be pro-rated as of the date of payment of same by tenant. A similar method shall be applied in pro-rating rental charges Nos. 2 and 3 for the calendar year during which the end of this term ends.

Tenant shall, as above provided, pay or charge itself with the above enumerated rental charges 1, 2 and 3 inclusive and in addition shall pay to landlord annually the difference between the aggregate sum of all of said rental charges for each calendar year regardless of whether or not same has been actually paid by tenant or charged against the premises on tenant's books and five per cent of the aggregate gross sales of tenant for that calendar year from tenant's business done in, on or about said demised premises as herein defined and determined, provided, ofcourse, that said five per cent of the tenant's

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