

lessor shall have the right through its officers or through an auditor at all times to inspect and examine all books and records of the lessee in connection with the operation of its business on the premises hereby leased, for the purpose of verifying the statement above referred to.

It is understood and agreed that the lessee herein shall have paid in capital to the extent of not less than Twenty Thousand Dollars (\$20,000.00) and prior to the opening by lessee of a cafeteria upon said premises, will procure as its assets, fixtures and equipment having a value of at least Eighty Thousand Dollars (\$80,000.00). Lessee's total cost of installation of said fixtures and equipment shall be included in and counted as a part of said value of Eighty Thousand Dollars (\$80,000.00) if the total cost of installation does not exceed 10 per cent. of Lessee's total cost of such fixtures and equipment, but in the event said cost of installation exceeds 10 per cent. of said cost of fixtures and equipment, the said cost of installation shall be included in and counted as a part of said value of Eighty Thousand Dollars (\$80,000.00) only to the extent of ten per cent. of said cost of fixtures and equipment. Said fixtures and equipment to be free and clear of all liens at the time said fixtures and equipment are placed upon the leased premises and at the time said cafeteria is opened for business or in the event any portion of said equipment or fixtures shall be covered by or charged with a lien or claim at said time, the Lessee will cause such lien or claim to be subordinated to the rights and interests of the Lessor herein. Likewise, the lessee will protect the lessor against the payment of any claims, charges or liens for labor or material in connection with any improvements, alterations, additions or repairs that the lessee may make upon said premises, and to that end will procure and furnish to Lessor should the Lessor so desire, waivers executed by the contractor or contractors making such improvements, alterations, additions or repairs releasing said premises from any lien by reason of such improvements, additions, alterations or repairs.