

B. B. Ye
 H. N. B.
 J. N. S.
 P. B. B.
 D. W. H.
 D. V. A.
 2. J. N.
 H. B. L.
 J. F. N.

upon or from the premises as aforesaid, but only for the purpose of ascer-
 taining the amount of the net sales made upon or from the said premises
 during the preceding lease year. Such audit or examination shall not be made
 more often than once in each year, and shall be made by a Certified Public
 Accountant to be selected by Landlord; if Landlord wishes to have audited
 sub-tenant's records for any lease year, Landlord shall notify Tenant, and
 Tenant agrees to proceed with such audit within six (6) months after the end
 of the lease year in question. Should the Landlord fail to exercise the right
 to request Tenant to audit the records of sub-tenant within six (6) months
 after the end of any lease year, then and in that event Landlord shall have no
 further right to have audited or inspected the records of sub-tenant for such
 lease year. Any such audit or examination by the Tenant shall be at Land-
 lord's expense.

The term "net retail sales" as used in this lease, shall be interpreted
 to mean the aggregate of all moneys received by sub-tenant from sale of
 goods, wares, merchandise and service to the public made upon the said
 premises, after deducting all the refunds and allowances made to customers
 by sub-tenant in connection with merchandise sold by or returned to sub-
 tenant, and after deducting the amount of any sales tax, license or occupa-
 tional tax, or any other tax measured by the sales or receipts from sales
 made by the sub-tenant.

The return or transfer of merchandise from one store to another or
 to any of sub-tenant's warehouses shall not be construed as retail sales,
 nor shall any sum be paid to Landlords on such merchandise returned or trans-
 ferred.

It is understood and agreed by the Landlord that there has been no
 representation of any kind whatsoever made by the Tenant as to minimum or
 maximum amount of net retail sales which may or shall be made in said
 premises during any lease year of the term of this lease or any renewal
 thereof. The Landlord agrees not to divulge to any person or persons, firm
 or corporation, the amount of retail sales made by sub-tenant in said premises.