

B. B. Hg
H. H. B.
J. N. S.
B. B. B.
D. W. H.
~~W. H. H.~~
B. O. S.
J. S. N.
H. B. S.
J. F. H.

pany, regardless of whether the rents so collected are minimum guaranteed rentals, percentage rentals, or flat rentals, or a combination of two or three of the same, and it is further understood and agreed that the herein Landlord's .1714 share of all such rents collected shall be increased as aforesaid, in the event that the total premises leased, including the herein demised premises, contain a floor area of less than 97,000 square feet.

Belmont Realty & Investment Co., one of the herein tenants, and the herein Landlord each own an undivided one-half interest in the herein demised premises. It is distinctly understood and agreed that the rent will be shared equally by Belmont Realty & Investment Co. and the herein Landlord, in the event adjacent premises are not leased in conjunction with the premises owned by the Belmont Realty & Investment Co. and the herein Landlord.

CONTINUED POSSESSION OF TENANT. That if Tenant continues to occupy the premises after the last day of any renewal or extension of the term hereof, or after the last day of the term hereof if this lease is not renewed or extended, and Landlord elects to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created, which shall be upon the same terms and conditions, including rental, as those herein specified.

FIXTURES. That Tenant may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, oil burners, coal stokers, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant. Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.