

upon the terms hereinafter set forth in Paragraph No. 5. The Tenant shall have the further right to renew this Lease for additional periods of five (5) years each upon terms to be mutually agreed upon by the parties hereto. The Tenant shall give at least sixty (60) days notice to the Landlord prior to the expiration of the then present term of its intention to renew this Lease.

(3) The Landlord agrees that it will, at its own cost and expense, provide those facilities as specified in Exhibit (a) hereto attached. Said premises shall be completed and ready for use and occupancy on or about October 15, 1953.

(4) The Landlord agrees to give the Tenant access to said building for a period up to thirty (30) days prior to its completion and prior to the commencement of this Lease so that the Tenant may install its furniture, fixtures, and other equipment in said building. It is understood and agreed, however, that the Landlord may, during said period, complete the construction of said building and that the Tenant shall not use the premises for installing said furniture, fixtures, and equipment in such a manner as to interfere with the construction of said building by the Landlord.

(5) The Tenant agrees to pay to the Landlord as rent during any one year the minimum sum of Three Thousand and No/100 (\$3,000.00) Dollars to be paid in equal monthly installments of Two Hundred Fifty and No/100 (\$250.00) Dollars each which shall be due on or before the first day of each and every month, and, in addition, to pay four and one-half percent ($4\frac{1}{2}\%$) on the annual gross revenue accruing from Tenant's business in excess of Sixty Six Thousand Six Hundred Sixty Six and 67/100 (\$66,666.67) Dollars per annum. The gross revenue shall be determined at the end of each six (6) months during the period of this Lease and any sum then found to be due the Landlord shall be paid within the space of fifteen (15) days. At the end of each twelve (12) months following the commencement of this Lease the gross revenue for the entire past twelve (12) months shall be determined and the rent adjusted accordingly, subject, however, to a minimum rent of Three Thousand and No/100 (\$3,000.00)