

leased premises and the adjoining other Cauble property and the adjoining Davenport property are open for business to the end of the first calendar year, December 31, 1956, and thereafter said percentage rental shall be calculated and paid according to the calendar year which is the same as the lease year. In that event, the aggregate gross sales done in the leased premises and the adjoining other Cauble property and Davenport property shall be prorated for the purpose of calculating whether or not there is any percentage rental due under this lease for such portion of the first lease year.

In the event the term of this lease shall end at a time other than the end of the lease year, the aggregate gross sales done in the leased premises and the adjoining other Cauble property and the adjoining Davenport property shall be prorated accordingly for the purpose of calculating whether or not there is any percentage rental due for such portion of said lease year.

The Tenant agrees that within sixty days after the end of each lease year, it will deliver to the Landlord a written statement, verified and certified to be true, accurate and complete by one of its officers, showing therein the total amount of the gross sales from the leased premises and from the adjoining other Cauble property and from the adjoining Davenport property also to be occupied by the Tenant, during the preceding year, and to pay to the Landlord the aforesaid percentage rental, if any, for the preceding lease year as above set forth.

The Tenant further agrees that it will keep a true and accurate separate account of the daily gross sales made by it from the leased premises and from the adjoining other Cauble property and from the adjoining Davenport property, and agrees to deliver to the Landlord at the time of each annual payment of percentage rental, if any, a statement of such gross sales from said leased premises and the adjoining other Cauble property and the adjoining Davenport property for the period covered by such payment. In the event that no payment of percentage rental is due by the Tenant to the Landlord