

The portion of the aforesaid rent which is based on a percentage of gross receipts shall be calculated and paid within thirty (30) days after the close of each lease year.

(b) The Lessee further agrees to pay to the Lessor as rent for the aforesaid restaurant and kitchen during the term hereof the sum of \$400.00 per month.

(c) Unless otherwise directed in writing by the Lessor all rentals herein provided shall be paid at P. O. Box 2176, in the City of Greenville, South Carolina. All monthly rentals and monthly installments of rentals shall be paid in advance on the first day of each calendar month during the term hereof. If the term of this lease shall not begin on the first day of a calendar month, the first and last monthly rental payments shall be prorated according to the number of days in each of said months to which the term hereof shall apply.

(d) For the purpose of ascertaining the correctness of rentals paid hereunder, the Lessee, at the request of the Lessor, will make available to the Lessor (for inspection by the Lessor or its representatives), all books and records of the Lessee which pertain, or may pertain, to the business of the Lessee upon the leased premises.

5. PLEDGE OF EQUIPMENT: All furniture, fixtures, furnishings and equipment (and any replacements thereof) placed or installed on or in the leased premises by the Lessee shall be and hereby is pledged to the Lessor as security for the payment by the Lessee of any and all sums due or to become

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