

(8½) inches to a point; thence North seventy (70) degrees twenty-three (23) minutes West two hundred twenty-four (224) feet ten and one-half (10½) inches to North Main Street, to the point of beginning.

TO HAVE AND TO HOLD the above described premises, subject, however, to the terms, conditions and covenants expressed and declared herein, unto the Lessee for a term of five (5) years beginning on the 1st day of March, 1965, and ending on the 28th day of February, 1970.

If the Lease shall be in effect on February 28, 1970 and the Lessee is not in default hereunder, the Lessee at its option may extend the term hereof for an additional five (5) year period expiring February 28, 1975 upon the same terms, conditions, and covenants herein expressed and declared by giving to the Lessor written notice of the exercise of such option to extend the term hereof not later than August 31, 1969.

(1) The Lessee hereby agrees to pay to the Lessor each year as rent for said premises a sum equivalent to four (4%) per cent of the amount of gross sales made upon or from the premises (as the term "gross sales" is hereinafter defined), but in no event shall said rental be less than Nine Thousand Six Hundred (\$9,600.00) Dollars for each year of the term hereof, which shall be payable in equal monthly installments of Eight Hundred (\$800.00) Dollars on the 1st day of each month beginning on March 1, 1965. Within thirty (30) days after the last day of February in each year of the term hereof, the Lessee shall make an accounting to the Lessor

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