

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by the Tenant to the Landlord, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

1. The term of said Lease dated December 27, 1960, as amended, is hereby extended for an additional period of five (5) years commencing on July 1, 1969 and expiring on June 30, 1974, at twelve o'clock midnight, upon the same terms, conditions and covenants, and for the rentals hereinafter provided.

2. It is further agreed that Tenant, at its option, shall be entitled to the privilege of one (1) extension next succeeding the five-year term above provided, such extension to be for a period of five (5) years commencing on July 1, 1974 and expiring on June 30, 1979, at twelve o'clock midnight, upon the same terms, conditions and covenants, and for the rentals hereinafter provided. Such option privilege may be exercised by the Tenant giving to the Landlord a notice in writing at least four (4) months before the expiration of the five-year extended term above provided, stating the intention of the Tenant to exercise such option, and thereupon the said Lease dated December 27, 1960, as amended, shall be so extended without the execution of any other or further document.

3. During the five-year extended term hereinabove provided in Paragraph 1 and also during the further five-year option extension thereafter, if exercised, the Tenant agrees to pay to the Landlord as a minimum guaranteed rental the sum of Nine Thousand and no/100 Dollars (\$9,000.00) per annum, payable in twelve (12) equal monthly installments of Seven Hundred Fifty and no/100 Dollars (\$750.00) payable in advance on or before the first day of each and every calendar month of the extended term and option extension thereafter, if exercised; and in addition, the Tenant agrees to pay to the Landlord a percentage rental equal to the amount, if any, by which one percent (1%) of Tenant's gross sales made from the demised premises in each fiscal year ending June 30th during the extended term or the option extension thereafter, if exercised, exceeds Nine Thousand and no/100 Dollars (\$9,000.00), all such minimum guaranteed rental and percentage rental payments to be made in like

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