

4. The term of this Lease on all of Lessor's said new fixtures and equipment shall be for a period of ten years, commencing on the first day of the month after the date on which all of said new fixtures and equipment have been paid for and delivered by Lessor to Lessee in said store, and ending 10 years thereafter.

5. The monthly rental during said term payable to the Lessor by the Lessee for all of said new fixtures and equipment shall be a sum equal to 1.2133% of the aggregate net purchase price amount paid by the Lessor for said new fixtures and equipment, said rental to be paid monthly in advance during said term within 10 days from the first day of each calendar month, except that the first 6 months of said rental shall be paid within 10 days from the date of the commencement of the 10 year term of said Lease. After the final aggregate net purchase price amount paid by Lessor for said new fixtures and equipment has been accurately determined, the parties hereto agree to execute an addendum hereto as Exhibit A ( to thereupon be attached hereto as a part hereof) listing a Schedule of Lessor's said new fixtures and equipment and specifying the monthly rental amount payable hereunder during said 10 year lease term, said monthly rental amount to be arrived at by multiplying said final aggregate net purchase price amount by 1.2133%.

6. Lessee shall have the privilege of using at any time or times any portion, portions, or all of the demised fixtures and/or equipment in any one or more store or stores of