

written statement verified and certified to be true, accurate and complete, by one of its officers, showing the total amount of gross sales from the leased premises during the preceding year, and shall at said time pay to the Lessor the aforesaid percentage rental, if any, for the preceding lease year. In the event that no percentage rental is due by Lessee to Lessor for the next preceding lease year, the Lessee shall, nevertheless, deliver to the Lessor within sixty (60) days after the end of said lease year a statement of its gross sales showing that no percentage rental is payable under the terms of this lease.

The record of gross sales hereinabove referred to shall be kept in accordance with Lessee's regular system of book-keeping now in effect, or hereinafter adopted, and in accordance with good accounting practices.

The Lessor shall have access to the books and records of the Lessee in connection with the business done or services performed in or from the leased premises on business days and during business hours. The Lessor shall have the right to have said books and records audited by a certified public accountant at Lessor's own expense, to determine the gross sales of Lessee and the percentage rental, if any, due and payable to the Lessor under the terms of this lease. Unless within six (6) months after the end of any lease year the Lessor notifies Lessee in writing that it is not satisfied with the statement showing the gross sales in and from the leased premises, the said statement shall after said period of time be considered binding and conclusive as to the gross sales for the lease year covered by said statement.

Notwithstanding anything hereinbefore stated, it is understood and agreed that the Lessee shall be entitled to one month's free fixed rent for the first month of the first lease year of this lease.

5. The Lessee shall have the right and privilege of subleasing one or more concessions in the leased premises to other persons, firms or corporations than the Lessee provided;