

For the period of this lease the rental is to be \$5400.00 per year, payable \$450.00 per month by the 10th day of each month for the preceeding month. As additional rental the lessee agrees to furnish the lessor a statement of the lessees annual net sales in this building, less excise and sales taxes by the 31st day of January of each year for the preceeding year and pay additional rent on the following basis:

The rent to be 5% on one-half of net annual sales up to \$278,000.00 and 3% on one half of net annual sales over \$278,000.00. The total rent arrived at on the above basis less the \$5400.00 minimum rent already paid will be due the lessors and check will be attached to and mailed with the January annual statement.

2. The said building, during the said term of ten years is to be occupied and used as a department store or some kindred line or lines.

3. It is also a part of the consideration of this lease that the lessee pays all taxes and assessments of any kind whatsoever against the said real estate and building for the term covered by this lease, but no taxes upon the income therefrom that may be imposed by any Governmental authority, and it is a further part of the consideration of this lease that the lessee shall pay for all street and sidewalk improvements and keep the building insured against loss by fire or any other perils covered in the extended coverage insurance for not less than \$50,000.00 on the undivided one-half interest of the lessors herein in some responsible company or companies and should the building be damaged or destroyed by fire or any of the perils covered in the extended coverage insurance during the 10 year period of this lease, the said lessee is to have same rebuilt, applying to the cost of rebuilding all the proceeds of the said fire insurance if applicable and paying all additional costs or expenses over and above the amount of such insurance.