

The Lessee shall render an account to the Lessor at the end of each annual date of this lease/ ^{that is each July 1st,} as to the amount of locker rental fees collected, at which time he shall pay over to Lessor one-half of the excess over three thousand (\$3,000.00) dollars collected.

It is agreed that Lessee shall purchase from Lessor all goods and services at invoice prices based on a voluntary price at close of business on June 30, 1952. Lessor shall be responsible for all accounts payable according prior to July 1, 1952 and fees to July 1, 1952 shall remain the property of Lessor, but Lessee agrees that he will set forth every reasonable effort to collect these accounts for Lessor and will continue such efforts so long as there is a probable chance of such collections, all collections to be turned over to Lessor at the end of each calendar month.

As of July 1, 1952 it has been determined by audit that Lessor has collected and has on hand unearned locker rental fees in the amount of Nineteen Hundred Six and 12/100 (\$1,706.12) dollars.

It is agreed that one-half of such unearned fees shall be paid by the Lessor to Lessee with the execution of this instrument, and that the balance thereof or the sum of \$853.06 shall be due and payable by Lessor to Lessee on March 31, 1953. It is further agreed, that upon termination of this lease, whether by the provisions or if same be terminated by mutual consent or by breach of conditions, that an audit of the locker rental fee account shall be made and that the Lessee shall thereinafter pay to Lessor all locker rental fees that are unearned as of the date this lease is terminated. The Lessee shall be liable for such unearned fees should this lease be cancelled by Lessor by reason of sale of the plant or plant equipment.

It is fully understood and agreed by the parties that Lessee shall be solely responsible for the entire costs of operation of the business and property herein leased to him and that he alone