

periods, may give to the Lessor written notice of its demand for said appraisal of the premises and adjustment or readjustment of rent, and upon the giving of said notice, such appraisal of the premises and adjustment or readjustment of rent shall be had just as if the Lessor had demanded the same. In the event that neither the Lessor nor the Lessee demands such appraisal of the premises and adjustment or readjustment of the rent within the time prescribed herein, the rent which shall have been payable prior to March 1, 1976 or during the then adjusted rental period, whichever is later, shall continue as the rent for the succeeding adjusted rental period; provided, however, that the failure of either or both the Lessor or the Lessee to demand an appraisal of the premises and adjustment of rental for any adjusted rental period as herein provided shall not affect the right of either to demand such appraisal and adjustment for a subsequent adjusted rental period as established herein. In no event, however, shall the rent be reduced below Six Hundred Eighty-two and 50/100 (\$682.50) Dollars per annum; and in no event shall the fair value of the leased premises be increased due to the fact that the Lessee has constructed a substantial building or improvements thereon or upon adjoining or connected property owned by or under lease to the Lessee.

Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the 1st day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful

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H L E E.