

ADDENDUM 3.1

At the end of the original term of this LEASE, and at the end of any extension thereof, the rental payable during the next commencing extension period shall be adjusted in an amount computed in accordance with the following sentence hereof. At the end of any extension hereof, the amount of such rental adjustment shall be equal to the product of: (i) the average monthly rentals set forth in Paragraph 3 above, and (ii) the percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers, All Items - Series A (1967-100) published by the Bureau of Labor Statistics, during the term of this LEASE OR ANY EXTENSION THEREOF.

ADDENDUM 4

This LEASE is for the term commencing on June 1, 1973, and ending May 31, 1988. The LESSEE'S obligation to pay the rental hereinabove reserved shall, however, commence only on the earlier of the following dates:

- (a) One hundred and eighty (180) days from the date set forth in Paragraph 1 above; or
- (b) The first date the Dunkin' Donuts Shop to be constructed on the Premises by the LESSEE is open to serve the general public.

ADDENDUM 9 (b.1)

Forty-Four (44)

LESSOR shall have ~~thirty-one (31)~~ ^{Forty-Four (44)} days from January 15, 1973, to have the property vacated and an additional thirty-one (31) days to remove the improvements from the premises; however, should the improvements not be removed within this time, the LESSEE shall have the right at its expense to demolish and remove any buildings which might exist on the property. The LESSEE shall have the right to enter upon the property from the date hereof for the purpose of making a survey and topographical studies. In event the LESSOR has not performed within the time as stated above, this instrument in its entirety may be voided at the option of the Lessee or the Lessee may enforce its rights to have the premises vacated with abatement of rentals due hereunder for any period of time delayed.

INITIALS
R.E.S.
1973

Evelyn J. Phillipa
Lessor

Robert W. Phillip
Lessee