

certified accountants, and the charges of such accountants shall be borne equally by the Lessor and Lessee. In connection herewith, it is understood and agreed that any decision of said arbitrators shall be mutually binding upon the parties hereto.

(f) In respect to the computation of the rent determination base as hereinabove set forth, it is specifically understood and agreed as follows:

(1) All recording fees, revenue stamps, legal fees, surveying costs, service charges, real estate fees, utility fees and other closing costs paid or incurred by the Lessor in connection with the acquisition of the land hereinabove described or the negotiation and execution of this instrument shall be borne by the Lessee. It shall be the option of the Lessor as to whether such costs are to be reimbursed directly by the Lessee or included in the rent determination base.

(2) No real estate taxes or assessments paid by the Lessor by reason of ownership of the land described herein prior to the effective date of this lease shall be made a part of the rent determination base but shall be reimbursed to Lessor by Lessee.

(3) Interest paid or to be paid by the Lessor for the interim financing of the construction of the improvements upon the devised premises shall be made a part of the rent determination base.

(g) Subsequent to the initial five year of this lease and while the Lessee occupies the devised premises the rent determination base shall be adjusted for each of the five year periods of the lease in the same percentage per portion that the Consumer Price Index for Urban Wage Earners, Clerical Workers (All Items) for U. S. City Average (1907 = 100) of the Bureau

0 2 9 9

1335