

land, exclusive of any buildings or other improvements placed thereon by the Lessee or its tenants. In the event the Lessor and the Lessee, their Heirs, Executors, and Assigns, are unable to agree upon the appraised value of the demised land, excluding any buildings or other improvements placed thereon by the Lessee or its tenants prior to January 6, 1992, said valuation will be fixed by one appraiser to be selected by the Lessor and one appraiser to be selected by the Lessee. In the event the two appraisers so selected are unable to agree on the valuation of the land, the two appraisers shall select a third appraiser and the valuation of the land as established by any two of the three appraisers shall be fixed and binding upon the Lessor and the Lessee, their Heirs, Executors and Assigns.

IT IS MUTUALLY AGREED between the Lessor and the Lessee herein that on or before January 6, 2002, the parties hereto shall mutually agree upon the annual rental to be paid to the Lessor for the term beginning June 6, 2002, and ending at midnight on June 6, 2012, such annual rental to be equivalent to ten per cent (10%) net on the appraised value of the demised land, exclusive of any buildings or other improvements placed thereon by the Lessee or its tenants. In the event the Lessor and the Lessee, their Heirs, Executors, and Assigns, are unable to agree upon the appraised value of the demised land, excluding any buildings or other improvements placed thereon by the Lessee or its tenants prior to January 6, 2002, said valuation will be fixed by one appraiser to be selected by the Lessor and