

Consumer Price Index, all items, of the U. S. Department of Labor from the month in which this Lease is commenced to the fourth month prior to the termination of this Lease. The Consumer Price Index will be calculated on the 1967 = 100 standard reference base.

ARTICLE XIII
EMINENT DOMAIN

If the entire premises or such portion thereof as to prevent the Lessee from conducting a business shall be taken under the exercise of the power of eminent domain by any competent governmental authority, this Lease shall terminate as of the date of such taking. If there is a taking by eminent domain which affects the operation of the Lessee's business causing extra expense to the Lessee, then an adjustment in rent shall be negotiated and failing satisfactory negotiation, this Lease shall terminate. Any other taking of a portion of said premises by eminent domain shall not affect the terms of this Lease.

ARTICLE XIV
REPRESENTATIONS

Neither Lessor nor Lessee has made any representations or promises, except as contained herein, or in some further writing signed by the parties making such representation or promise.

ARTICLE XV
NOTICES

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if served personally or by certified or registered mail, postage prepaid, addressed to the Lessor at the address where rent was last payable, and any notice by the Lessor to Lessee shall be served in a similar manner, such notice being addressed to the Lessee at the leased