

August 31, 1980, at the rate of \$14,000.00 per annum;

- (b) For the ten-year period commencing September 1, 1980, and ending August 31, 1990, and for each five-year period thereafter (including the final four-year period of the 99-year term) at a rate per annum equal to \$16,000.00 plus any increase as determined in accordance with the provisions of subdivision (c) of this Article.
- (c) As promptly as practicable (and in no event later than 60 days after publication of the Consumer Price Index) after August 31, 1980, and August 31, 1990, and each five-year period thereafter during the term of this lease, the Lessee shall compute the percentage increase, if any, in the cost of living for the preceding ten-year period or five-year period (as the case may be) as compared to the present cost of living based upon the Consumer Price Index for all items, United States, All City Average, published by the Bureau of Labor Statistics of the United States Department of Labor.

The Consumer Price Index number in the column entitled "All Items" for the month of August, 1970, shall be the "base Index number" and the corresponding Consumer Price Index number for the last month of August in the immediately preceding ten-year period or five-year period (as the case may be), shall be the "current Index number".

The current Index number shall be divided by the base Index number. From the quotient thereof, there shall be subtracted the integer 1, and any resulting positive number shall be determined to be the percentage of increase in the cost of living.

The percentage of increase multiplied by \$16,000.00 shall be the increase required to be determined for the next

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