

succeeding ten-year period or five-year period (as the case may be) by subdivision (b) of this Article.

The Lessee shall, within a reasonable time after obtaining the appropriate data necessary for computing such increase, give the Lessors notice of any increase so determined, and the Lessee's computation thereof shall be conclusive and binding but shall not preclude any adjustment which may be required in the event of a published amendment of the Index figures upon which the computation was based unless the Lessors shall, within 60 days after the giving of such notice, notify the Lessee of any claimed error therein. Any dispute between the parties as to any such computation shall be determined by arbitration. The adjustments provided for herein under no circumstances will reduce the net annual rent below \$14,000.00 for the first ten years nor below \$16,000.00 thereafter, during the term of this lease.

- (d) The net annual rent, as so determined (i.e., \$14,000.00 through August, 1980, and thereafter the aggregate of \$16,000.00, and the "increase" calculated in accordance with subdivision (c) of this Article) shall be due and payable to the Lessors in advance in equal monthly installments on the first day of each month, provided that pending the determination of the "increase" in net annual rent, if any, to be computed for the ten-year period after August, 1980, and for each five-year period after August, 1990, the Lessee shall continue to pay the net annual rent, and when the "increase", if any, has been determined, the Lessee on the first day of the month immediately following the furnishing by the Lessee to the Lessors of the computation thereof, shall pay to the Lessors the number of instalments that shall have elapsed from the