

contained herein except for rental adjustments which shall be as follows:

(a) LESSEE agrees to pay to LESSOR as rent for that portion of the primary term beginning February 1, 1981, and ending January 31, 1986, a rental to be adjusted proportionately to any increase in the "Consumer Price Index for All Items" as published by the U.S. Department of Labor, Bureau of Labor Statistics, and said rental shall be determined by multiplying the base monthly rental rate of Four Hundred Fifty Dollars (\$450.00) by a factor, the denominator of which is the Consumer Price Index for the month and year in which this Lease is effective, the numerator of which shall be the issue of said Index for February, 1981; provided, however, that in no event shall the rental for the term beginning February 1, 1981, and ending January 31, 1986, be less than Four Hundred Fifty Dollars (\$450.00) per month.

(b) In the event of the extension of this Lease into any or all of the renewal periods provided for herein, rental during such renewal periods shall be adjusted proportionately to any increase in the "Consumer Price Index for All Items" as published by the U.S. Department of Labor, Bureau of Labor Statistics, and said rental shall be determined by multiplying the base monthly rental rate of Four Hundred Fifty Dollars (\$450.00) by a factor, the denominator of which is said Consumer Price Index for the month and year in which this Lease is effective, the numerator of which shall be the issue of said Index on the appropriate effective date for said extension; provided, however, that in no event shall the rental for any extended term be less than Four Hundred Fifty Dollars (\$450.00) per month.

(c) In the event that the Bureau of Labor Statistics substantially changes its method of computing the Consumer Price Index, necessary calculations and adjustments shall be made in the ratios so that the adjusted rent will be substantially the same as it would have been if the Bureau of Labor Statistics had made no changes in its method of calculating the Consumer Price Index.