

on the same date five (5) years thereafter. When the commencement date of the lease term has been determined, the Landlord and Tenant shall execute, acknowledge and deliver a written statement thereof in recordable form.

3. Options to Extend: The term of this lease may be extended, at the option of the Tenant, for two (2) successive periods of five (5) years each. Such option to extend shall be exercised by the Tenant by giving written notice to the Landlord not less than four (4) months prior to the expiration of the existing term. Each extended term shall be upon the same terms, covenants, and conditions as provided for in this lease for the initial term except for the amount of annual rent payable which shall be subject to adjustment as hereinafter provided. Any termination of this lease during the initial term or during any extended term shall terminate all rights of extension hereunder.

4. Rent: The Tenant agrees to pay to the Landlord during the initial five (5) year term of this lease an annual rental of \$8,356.25. At the commencement of any extended five (5) year term the annual rental shall be adjusted (but never below \$8,356.25) to reflect any change from the commencement date of the initial five (5) year term in the Consumer Price Index for Urban Wage Earners and clerical workers, U.S. City Average for all items published by the Bureau of Labor Statistics of the U.S. Department of Labor using the index base 1967 = 100. Any changes in the index base used by the Bureau of Labor Statistics shall be taken into consideration in computing adjustments in the annual rental so as to accurately reflect the actual percentage increase or decrease in the applicable Consumer Price Index from the date of commencement of the lease term. Notwithstanding any provision herein to the contrary, the annual rental during the initial five (5) year term and any extended term shall never be less than \$8,356.25.

All rentals due shall be paid to the Landlord by the Tenant in lawful money of the United States and shall be paid in advance

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