

1. The term of the lease is extended by one year and shall terminate on November 30, 1982.

2. The monthly rental during the period from December 1, 1981 through November 30, 1982 shall be adjusted upward or downward (as the case may be) to an amount equal to \$996.70 multiplied by a fraction the numerator of which shall be the Consumer Price Index for the calendar year 1980 and the denominator of which shall be the Consumer Price Index for the calendar year 1975.

3. The Lessee shall have the option to renew this lease for an additional ten-year term provided the Lessee gives the Lessor written notice of its intention to exercise said renewal option on or before September 30, 1981. In the event Lessee exercises its option to renew from December 1, 1982 through November 30, 1986, the monthly rental shall be the same as the monthly rental payable during the period from December 1, 1981 through November 30, 1982. From December 1, 1986 through November 30, 1991, the monthly rental figure shall be an amount equal to the monthly rental payable during the period from December 1, 1981 through November 30, 1986 multiplied by a fraction the numerator of which shall be the Consumer Price Index for the calendar year 1985 and the denominator of which shall be the Consumer Price Index for the calendar year 1980. From December 1, 1991 through November 30, 1992, the monthly rental shall be an amount equal to the monthly rental payable

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