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as follows: Commencing on the 1st day of the 1st year of the 1st five year renewal term of this lease, the annual base rental of \$14,600.00 shall be adjusted for rises in the cost of living measured by the Consumer Price Index for All Items for City Wage-Earners and Clerical-Worker Families periodically compiled and published by the United States Department of Labor, Bureau of Labor Statistics and appearing in the Federal Reserve Bulletin using the base year 1977 as appears in the column "All Items" in said Index. The additional annual rental shall be calculated by multiplying the base rental in the sum of \$14,600.00 by a fraction, the numerator of which shall be the index figure for the month preceding the month during which the first five year renewal term of this lease commences and the denominator of which shall be the index figure for the 1st day of the month during which the rental of this lease accrues. The additional rental if any, calculated using the above formula shall become due and payable on the first and succeeding quarters during the first five year renewal term of this lease. If the Bureau of Labor Statistics changes the form for the basis of calculating the Consumer Price Index or the weight to be given to any specific item or adds or deletes specific items, the Landlord and Tenant agree to request the Bureau to make available during the life of this Lease agreement a monthly Consumer Price Index in its present form and calculated on the same basis as the index for the year 1977. In no event, however, shall the annual rental for the first extended term of this lease be less than \$14,600.00. For any successive renewals or secondary terms of this lease the annual rental shall be adjusted according to the Consumer Price Index as above provided on the 1st day of the month of each successive five year renewal term of this lease but in no event shall be less than the annual rental then payable for the immediately preceding renewal term.

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