

- (a) For the period commencing October 1, 1970, and expiring September 30, 1975, at the rate of \$2,400.00 per annum;
- (b) For each five-year period thereafter (including the final four-year period of the 99-year term) at a rate per annum equal to \$2,400.00 plus any increase as determined in accordance with the provisions of subdivision (c) of this Article.
- (c) As promptly as practicable after September 30, 1975, and each five-year period thereafter during the term of this lease, the Lessee shall compute the percentage increase, if any, in the cost of living for the preceding five-year period as compared to the present cost of living based upon the Consumer Price Index for all items, United States, All City Average, published by the Bureau of Labor Statistics of the United States Department of Labor.

The Consumer Price Index number in the column entitled "All Items" for the month of September, 1970, shall be the "base Index number" and the corresponding Consumer Price Index number for the last month of September in the immediately preceding five-year period, shall be the "current Index number".

The current Index number shall be divided by the base Index number. From the quotient thereof, there shall be subtracted the integer 1, and any resulting positive number shall be determined to be the percentage of increase in the cost of living.

The percentage of increase multiplied by \$2,400.00 shall be the increase required to be determined for the next succeeding five-year period 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

0187

4328 RV-2