

United States of America, as the Lessor may from time to time designate in writing, by way of rent for said premises, the sum of Forty-two Hundred (\$4200.00) Dollars per annum, payable in twelve (12) equal monthly installments of Three Hundred Fifty (\$350.00) Dollars, in advance, on or before the 10th day of each month during said term, the first of which monthly installments shall be paid on or before January 10, 1953.

The foregoing annual rental of Forty-two Hundred (\$4200.00) Dollars is a return of five (5%) per cent on Eighty-four Thousand (\$84,000.00) Dollars, which is the present agreed fair value of the leased premises, including the improvements now located thereon.

At least three (3) months and not more than six (6) months before the beginning of each of the years 1978, 2003, and 2028 (each of which years shall be known as the beginning of an "adjusted rental period") the Lessor may give notice in writing to the Lessee that he demands an appraisal of the leased premises, exclusive of any improvements thereon, by a Board of Appraisers and Arbitrators as hereinafter provided for the purpose of adjusting or readjusting the rent required hereby. Upon such an appraisal of said premises, the annual rent for the ensuing adjusted rental period (or until readjusted subsequent thereto) as herein provided shall be five (5%) per cent of the fair value of the leased premises, exclusive of any improvements thereon, as fixed by said appraisal; the adjusted or readjusted annual rent shall be paid in twelve (12) equal installments on or before the 10th day of each month beginning with the first month of the first calendar year of the adjusted rental period for which the rent has been adjusted or readjusted. In the event that, within the time hereinabove provided, the Lessor fails to give such notice, the Lessee, not less than sixty (60) days nor more than three (3) months before the beginning of each of said years, may give to the Lessor written notice of its demand for said appraisal of the premises and adjust-

R.H.A.