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In the event that the Lessee fails to give notice to the Lessor of the beginning of an adjusted rental period as herein provided, and the Lessor does not demand said appraisal within the three (3) months' period immediately preceding the beginning of an adjusted rental period, such failure shall not give rise to a right in the Lessor to terminate this lease, but either the Lessor or the Lessee, at any time during said adjusted rental period, may give notice to the other demanding such an appraisal. Upon the making of said appraisal, if the result thereof requires an adjustment of the rental according to the terms hereof, the rent required hereunder shall be adjusted as of the first calendar month following the date of the notice demanding said appraisal; and the rent as so adjusted shall be payable for the remainder of the then adjusted rental period and until readjusted for a subsequent adjusted rental period.

In no event, however, shall there be more than one (1) adjustment of rental with respect to any one adjusted rental period; and in no event shall the rent be reduced below Two Thousand Three Hundred Seventy-five (\$2,375.00) Dollars per annum, even though the fair value of the leased premises, exclusive of any improvements thereon, at the time of said appraisal or appraisals shall be less than Forty-seven Thousand Five Hundred (\$47,500.00) Dollars; and in no event shall the fair value of the leased premises be increased due to the fact that the Lessee has constructed a substantial building or improvement thereon or on adjoining property leased or to be leased by the Lessor to the Lessee.

Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the first day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful money of the United States of America.

G.P.
R.H.S.
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