

DETERMINATION OF RENTAL FOR OPTIONS THREE (3) AND FOUR (4). For the purpose of determining the rental that shall be paid by Tenant to Landlord for the option periods referred to in paragraphs numbered three (3) and four (4) hereof immediately preceding, it is understood and agreed that Landlord and Tenant shall endeavor to mutually agree upon the rental so to be paid by Tenant during said option periods on or before a date that is not less than six (6) months prior to the last date upon which Tenant may exercise each of said options, and should Landlord and Tenant reach an agreement with respect to the amount of said rentals, then the same shall be set forth in a written memorandum to be signed by both Landlord and Tenant.

If, however, Landlord and Tenant shall be unable to reach an agreement with respect to the amount of the aforesaid rentals, and Tenant shall give Landlord written notice of its intention to exercise either option (3) or option (4) twelve months before the expiration of the second or third additional period, as the case may be, then this lease shall be extended without execution of an extension or renewal lease, and the matter of the rental alone for said period shall, at the written request of either Landlord or Tenant, be determined by arbitration.

In such event, the Landlord shall appoint one arbiter and the Tenant another, and, if the two so appointed cannot agree upon the amount of said rental, they shall jointly appoint a third arbiter and the decision of a majority shall be binding upon both Landlord and Tenant. If the Landlord or Tenant shall