

- 4A -

12A. LESSOR agrees that it will with all reasonable dispatch, upon written notice given by the LESSEE, enlarge the building upon the demised premises with individual units therein as specified in said written notice, provided, however, that no enlargement of the building shall be required unless the remainder of the LESSEE'S term under this lease, exercised option included, shall be for not less than 5 years from the date of said notice and such enlargement shall be for not less than 1,000 square feet at any one time. In no event shall any such enlargement be required to extend beyond the property demised herein or be in violation of any zoning or building restrictions then in effect.

The enlargement shall upon completion become a part of this demise subject to all of the terms and provisions hereof. The rental for said additional space shall be a sum equal to \$.60 (----- Sixty Cents -----)

~~per square foot per year of additional net floor area inside of exterior walls, plus that percentage of said sum as is equal to the percentage increase in cost of living between the date of execution of this lease and the date of notice of said expansion, said comparative costs of living to be determined from the wholesale (Primary Market) Price Index of the U. S.~~

~~Department of Labor, Bureau of Labor Statistics.~~

per square foot per year of additional net warehouse floor area and \$1.70 (One Dollar and Seventy Cents) per square foot per year of additional net office floor area, both measured inside of exterior walls, plus that percentage of said sum as is equal to the percentage increase in cost of living between the date of execution of this lease and the date of notice of said expansion, said comparative costs of living to be determined from the Engineering News and Record Cost of Building Index.

(Continued on Next Page)