

3. The purpose for which the leased premises may be used by the Tenant shall be for a trucking terminal and warehouse.

The Tenant shall not engage in any other business in the demised premises without first obtaining written consent of the Landlord.

4. By giving the Landlord six (6) months written notice prior to the expiration of the term hereof, the Tenant shall have the right to renew this lease for an additional period of five (5) years from December 31, 1969 on the same terms and conditions as set forth herein, except that the rental during this additional period of five (5) years shall be adjusted as hereinafter set forth in accordance with price variations as set forth in Consumers' Price Index now compiled by the United States Bureau of Labor and Statistics, (or any other agency of the United States Government which may hereafter take over such compilation), in which the 1947-1949 basis equals 100%.

It is agreed that at the time this lease is entered into the stipulated Seventy-Two Hundred (\$7,200.00) Dollars annual rental herein provided is equal to 124.1 under said Index. The yearly rental during the primary term of this lease shall be Seventy-Two Hundred (\$7,200.00) Dollars, but the yearly rental during this first five (5) year renewal period shall be determined by adjusting the stipulated yearly rental up or down in accordance with the said Consumers' Price Index average during the latest month prior to the commencement of this first five (5) year renewal period for which such Price Index figures have been promulgated as aforesaid. The responsibility of furnishing the Tenant with satisfactory evidence as to the Consumers' Price Index shall rest upon the Landlord, and in the event of their failure to do so, Tenant may, at its option, continue the rent upon the same basis as the yearly rental provided in the primary term of this lease, or may procure such evidence itself. It is understood and

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