

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter expressed, it is agreed between the parties hereto as follows:

(1) The new addition recently constructed by the Landlord to the south side of the terminal building on the aforesaid leased premises is hereby included in and made a part of the property leased under the said lease of August 10, 1959 and shall be subject to the same terms expressed in said lease, as amended by this agreement, with the added provision that such new addition may be used as a dormitory for the truck drivers and other personnel of the Tenant and for other purposes related to the use of such premises as a dormitory, trucking terminal and warehouse.

(2) The aforesaid lease of August 10, 1959, is hereby amended, effective as of and commencing October 1, 1961, by increasing the amount of the rental thereunder wherever it appears in said lease from \$7,200.00 per lease year to a rental at the rate of \$8,880.00 per lease year payable \$740.00 monthly on the first day of each month in advance during the remainder of the primary ten year term of said lease. The yearly rental during the first and second five (5) year renewal periods as stated in said lease (if such lease is renewed for such renewal period or periods) shall be determined as to each respective renewal period by adjusting the stipulated yearly rental up or down in accordance with the 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%, such adjustment to be made in accordance with the said Consumers' Price Index average during the latest month prior to the commencement of the respective renewal period for which such Price Index figures have been promulgated as aforesaid. It is understood and agreed, however, that the