

Statistics of the United States Department of Labor, from the time of the original term of this lease, to-wit, October 1, 1971, until the expiration of the first ten (10) year period, to-wit, September 30, 1981, and at the expiration of each ten (10) year period thereafter in the same manner, or such yearly rental amount payable monthly shall be adjusted and increased after the expiration of such ten (10) year period by an amount equal to one and one-third (1-1/3%) percent of the construction cost of all improvements and additions to the property made after the initial construction of the proposed motel, which may have adjacent automobile service station in connection thereto, having an initial construction cost of not less than One Million, Four Hundred Thousand (\$1,400,000.00) Dollars, whichever is greater. This is to say, by way of example, if there has been a five (5%) percent increase during this ten (10) year period in the Consumer Price Index, then the rental shall be increased by five (5%) percent, unless there have been improvements or additions to the property after the initial construction of the motel, which may have an adjacent automobile service station in connection thereto, having a proposed construction cost of not less than One Million, Four Hundred Thousand (\$1,400,000.00) Dollars, in which event the yearly rental rate payable monthly shall be increased by the greater of the increase in the Consumer Price Index or the amount of one and one-third (1-1/3%) percent of such improvements or additions to the property. The same rule shall apply with respect to the increase for the period from October 1, 1981, to September 30, 1991, and for each ten (10) year period during any renewal which may be negotiated by the parties.

(3) It is agreed that Tenant shall construct a motel upon the leasehold premises, which may have adjacent automobile service station in connection thereto, having an initial construction cost of not less than One Million, Four Hundred Thousand (\$1,400,000.00) Dollars. It is recognized by the parties that the initial construction cost may exceed One Million,

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 H. J. R.  
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 J. B. B.