

for and yielding possession as hereinafter provided.

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The Lessee shall, upon the expiration or other termination of this lease, for any reason whatsoever, surrender to the Lessor, the said demised premises, together with the buildings and structures now or hereafter erected, or standing thereon, and the fixtures and building equipment which is then a part of the demised premises, together with all alterations and replacements thereof, in good order, condition and repair, except for deterioration occasioned by reasonable wear and use thereof, and except also that damage by fire or other cause for which the Lessee is obligated to maintain insurance under any of the provisions of paragraph 7 shall be governed by the provisions of such paragraph, and except further that damage by any taking by condemnation or exercise of the right of eminent domain shall be governed by the provisions of paragraph 9. All alterations, additions and improvements which may be made or installed by the Lessee upon the demised premises shall, upon the making or installation thereof, be and become a part of the demised premises and shall remain upon and be surrendered with the demised premises as a part thereof at the termination of this lease; subject, however, to the terms and provisions of this lease.

RENT

3. As consideration for the use of the demised premises during the term of this lease and any extension thereof, Lessee covenants and agrees to pay to the Lessor, and Lessor agrees to accept, a base annual rental in the amount of \$ 3,660.00 per year. Rent shall be payable in equal monthly installments of \$ 305.00 in advance on or before the 10th day of each and every calendar month during the term of this lease, commencing on the 10th day of the first full month following completion of construction of the office building to be erected thereon.

Lessee shall pay Landlord, as additional rent, such sums of money (if any) as may be necessary to provide Landlord, for each lease year during the term of this lease, with an annual rental equivalent to the purchasing power of the base annual rent on the commencement date of this lease as measured by changes in the Consumer Price Index of the Bureau of Labor Statistics, United States Department of Labor, or the generally recognized successor to such Index.

The amount of such additional rent shall bear the same ratio to the base annual rent that the Consumer Price Index for the twelfth month of each successive lease year bears to the Consumer Price Index for the month during which this lease commences. The additional rent as herein determined, shall

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