

(b) Lessee agrees that if at the time of closing of a \* portion of the original term of this Lease shall be for a period of less than eighteen (18) years or if Lessee's Financing Notice shall be sent during a renewal term of this Lease, then Lessee agrees that on closing of Lessor's Proposed Mortgage, Lessee will exercise such renewal options as shall be necessary, so that the Lease, as extended, shall not expire prior to the expiration of the eighteenth (18th) year from the date of closing of Lessor's Proposed Mortgage.

(c) In the event of closing of a Lessor's Proposed Mortgage or a Lessee's Fee Mortgage, as hereinafter defined (the closed Lessor's Proposed Mortgage or the closed Lessee's Fee Mortgage being hereinafter referred to as the New Mortgage), Lessee further agrees that the annual rental Lessee is to pay as required under Section 5 of this Lease, shall be a sum computed as follows: The Lessor and Lessee shall compute the percentage that the fixed annual constant payments of principal and interest required to be made under the New Mortgage, bears to the principal amount of the New Mortgage ("New Mortgage Constant"). The New Mortgage Constant shall be multiplied by the costs and expenses enumerated in item (iii) of subsection (a) above ("Cost Constant"). The New Mortgage Constant plus one half of one percentage point shall be multiplied by the Purchase Price ("Acquisition Constant"). The New Mortgage Constant plus one (1) full percentage point shall be multiplied by the cost of the New Construction ("New Construction Constant"). The cost constant added to the Acquisition Constant and the New Construction Constant shall in the aggregate constitute the new annual rental payment required to be made by Lessee under the terms of this Lease, effective on the date of the closing

\*Lessor's Proposed Mortgage, or a Lessee's Fee Mortgage the unexpired

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