

The Consumer Price Index number in the column entitled "All items" for the month of September, 1979 shall be the "base index number" and the corresponding Consumer Price Index number for the month in which the first two years of the lease term expires shall be the "current index number".

The current index number shall be divided by the base index number. From the quotient thereof, there shall be subtracted the integer one, and any resulting positive number shall be determined to be the percentage of increase in the cost of living. The percentage of increase multiplied by \$4,800.00 shall be the increase required for the first year's rental during the second three years of the term of this lease. Each successive year's rental during the second three year period shall be computed in the same manner provided that the percentage of increase shall be multiplied by the previous year's gross rental.

If publication of the Consumer Price Index for all items, United States, all city average, shall be substantially changed, modified or discontinued, the parties hereto shall thereafter accept comparable statistics on the cost of living on a national average, as they shall be computed and published by an agency of the United States or by a reasonable financial periodical or recognized authority then to be selected by the parties hereto, or if the parties cannot agree on a selection, by arbitration.

Provided, however, that the increase in any year during the second three year period shall not exceed 6% of the previous year's rent.

(c) The rent for the next succeeding five year period shall be \$6,000 for the first year of said five year period. Thereafter, the rent shall be \$6,000.00 per year plus an amount based on the increase, if any, in the National Consumer Price Index for all items, all city average, published by the Bureau of Labor Statistics for the U.S. Department of Labor and determined as follows:

Within thirty days after the publication and issuance of the Consumer Price Index for the month in which the first year of the third five year period in the term expires, the Tenant shall compute the percentage increase, if any, in the cost of living from January 1, 1986 based on the Consumer Price Index for all items, all city average.

The Consumer Price Index number in the column entitled "All items" for the month of September, 1979, shall be the "base index number" and the corresponding Consumer Price Index number for the month in which the first year of the third five years of the lease term expires shall be the "current index number".

The current index number shall be divided by the base index number. From the quotient thereof, there shall be subtracted the integer one, and any resulting positive number shall be determined to be the percentage of increase in the cost of living. The percentage of increase multiplied by \$6,000.00 shall be the increase required for the second year's rental during the third five years of the term of this lease. Each

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