

4. At the end of the term of the assigned Lease on August 31, 1981, the same shall automatically be extended for an additional period of five years ending August 31, 1986, for a total annual rental for such extended term of Fifty-three Thousand Two Hundred (\$53,200.00) Dollars payable in advance in equal monthly instalments, and thereafter, unless earlier terminated by Tenant, the same shall automatically be extended for an additional five-year term ending August 31, 1991. The total monthly rental for the additional five-year term, ending August 31, 1991, shall be determined by using the Consumer Price Index for the Southern region of the United States for all items of the Bureau of Labor Statistics of the United States Department of Labor as follows:

The percentage of change in such Index between the beginning and the end of the five-year term ending August 31, 1986, shall be applied to the monthly rental paid during such five-year term and the monthly rental for the final five-year term shall be the amount resulting from increasing or decreasing the rental for the five-year term ending August 31, 1986, by the percentage of change in such Consumer Price Index for said period. Tenant will pay as additional rental during such final five-year term that portion of any amount of any property tax increase during the five-year term ending August 31, 1986, as shall be represented by the difference in the property taxes between any percentage increase/over and above the percentage increase in the Consumer Price Index for the five-year period ending August 31, 1986.

By paying an adjusted rental based on the change in the Consumer Price Index during the five-year extended term of the premises occupied by Tenant's manufacturing facilities ending on May 1, 1990, Tenant shall be entitled to extend the