

DEFINITIONS:

BCPI: Base Consumer Price Index Figure
RORF: Renewal Option Monthly Rental Figure
RCPI: Renewal Consumer Price Index Figure (CPI
figure at time of Renewal)
BRFM: Base Rental Figure Multiplier
BRF: Base Rental Rate Figure (For second option
renewal the BRF is the monthly rental rate
determined for the first option renewal)

THE FORMULA:

RCPI divided by BCPI equals BRFM;
BRF multiplied by BRFM equals RORF

The above formula will be used to determine the renewal options rental rate monthly figure.

The LESSEE is responsible for notifying the LESSOR of his intention to exercise each option at least ninety (90) days in advance of the lease or option expiration date, or the options become null and void.

AFTER EXPIRATION: If the LESSEE shall remain in possession of the demised premises or any part thereof after the expiration of the term of this lease with the LESSOR'S acquiescence and without any agreement of the parties, the LESSEE shall be only a tenant at will, and there shall be no renewal of this lease or exercise of an option by operation of law.

ASSIGNMENT: LESSEE shall not have the right to assign this lease without first obtaining the written consent of LESSORS. Such consent by LESSOR shall not be unreasonably withheld. The LESSEE has the consent of the LESSOR to sub-let space in and upon the demised premises; LESSEE has the consent of the LESSOR to sub-lease the front portion of the building consisting of approximately 1000 square feet for office space or wholesale - retail operation which conforms to the zoning ordinances. However, the LESSEE is fully responsible to the LESSOR for the total rent on the demised property. Sub-letting space or sub-leasing space in and/or upon the demised premises in no way releases the LESSEE from any responsibility for any portion of the amount of rent due the LESSOR.

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