

The percentage of increase multiplied by \$3,000.00 shall be the increase required to be determined for the next succeeding nine-year period by subdivision (b) of this Article. The Lessee shall, within a reasonable time after obtaining the appropriate data necessary for computing such increase, give the Lessors notice of any increase so determined, and the Lessee's computation thereof shall be conclusive and binding but shall not preclude any adjustment which may be required in the event of a published amendment of the Index figures upon which the computation was based unless the Lessors shall, within 60 days after the giving of such notice, notify the Lessee of any claimed error therein. Any dispute between the parties as to any such computation shall be determined by arbitration.

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(d) The net annual rent, as so determined (i.e., \$3,000.00 through September, 1979, and thereafter the aggregate of \$3,000.00 and the "increase" calculated in accordance with subdivision (c) of this Article) shall be due and payable to the Lessors in advance in equal monthly installments on the first day of each month, provided that if the lease does not commence on the first day of a month, the first installment shall be paid on the date the lease term commences and the first and last monthly installments shall be in appropriately prorated amounts; provided further, that pending the determination of the "increase" in net annual rent, if any, to be computed for each nine-year period after September, 1979, the

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