

shall be adjusted in accordance with the following adjustment method:

The purchase price shall be adjusted as of January 1, 1986 and as of each January 1 thereafter in the manner hereinafter provided (each such date being hereinafter in this paragraph called an "adjustment date", and each one (1) year period from any given adjustment date through the day before the next succeeding adjustment date being herein called an "adjustment period").

For each adjustment period, the purchase price shall be an amount equal to the product of the base purchase price multiplied by a fraction, the numerator of which shall be the Consumer Price Index (hereinafter "CPI") in effect as of the first day of the month prior to the adjustment date, and the denominator of which shall be the CPI in effect on January 1, 1985. If the CPI is not published for a particular month, the CPI used shall be the CPI most recently published prior to the calendar month in which such adjustment date occurs.

The term "Consumer Price Index" or "CPI" as used above shall mean the Consumer Price Index for all urban consumers published by the Bureau of Labor Statistics, United States Department of Labor in which the index figure for the year 1977 is equal to 100. In the event the CPI shall hereafter be converted to a different standard reference base or other revised, the determination of the amount of the Rental Adjustment above for each Adjustment Date after such conversion or revision shall be made with the use of such conversion factor, formula or table for converting