

OPTION(S) TO EXTEND TERM STANDARD LEASE ADDENDUM

(b) The term "Option Term CPI" shall mean the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): CPI W (Urban Wage Earners and Clerical Workers) or CPI U (All Urban Consumers), for (fill in Urban Areo): or the area in which the Premises is located, All Items (1982-1984 = 100). The term "Option Term Comparison CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI (Prior Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): Commencement Date of the Original Term, Start of the applicable Option Term (or (fill in month) (b) If compilation and/or publication of the CPI is transferred to another governmental department, bureau or agency or is discontinued, then instead the index most nearly the same as the CPI shall be used to calculate the Base Rent increases hereunder. If the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the then rules of said association and the decision of the arbitrators shall be binding upon the parties, with the cost of such arbitration being paid equally by the Parties. III. Fixed Percentage. During the Option Term(s) which start(s) on, the monthly Base Rent shall be increased on and every months thereighted by the parties. III. Fair Market Value. (a) During the Option Term (s) which start(s) on, the amount of Rent shall be the amount forecasted to be the fair market rental value of the Premises during such Option Term established pursuant to the procedures, terms, assumptions and conditions set forth herein ("Fair Market Value"); provided, however, regardless of such Earl Market Value, Base Rent during an Option Term shall not be less than the Base Rent scheduled as of when the prior term expires. Starting as of Lessee's exercise of the applicable Extension Option (but not earlier than six (6)	Dateu				
Property Address: (street address, city, state, zip) (street address, city, state, zip) Paragraph: OPTION(S) TO EXTEND TERM. Subject to the terms, conditions and provisions of Paragraph 39, Lesger grapts Lesger Option(b) to extend the term of the Lesse ("Extension Option(b)"), with each Extension Option being for a stern of months, commencing when the prior term expires ("Option Term(b)") in order to sourcise an extension Option, besee must receive such notice at lesst but not more than months prior to the date that the term of the Lesser such control than the property of the session of the property option of the session option to the session option of the session option option of the session option	•				
Paragraph: OPTION(S) TO EXTEND TERM. Subject to the terms, conditions and provisions of Paragraph 39, Lessor grapts Lessor Option (S) to extend the term of the Lease ("Extension Option(s)"), with each Extension option being for a term of months, commencing when the prior error reprise ("Option Term(s)"). In order to exercise as traversion Option, Lessor emurtiques with remote of such election to Lessor and Lessor must receive such notice at least . Intermediate the commentation of the expected such notice at least . Intermediate the commentation option is not given by Lessor and/or received by Lessor, such Extension Option shall automatically expire. Except as specifically modified, the regns, conditions and provisions of the Lessos shall propriet the such control option in the same shall be established by using the method(s) selected delow (check method(s) to be used and fill in appropriately): Consumer Price Index. (a) During the Option Term(s) which start(s) on	Lessee:				
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months, commencing when the prior term expires ("Option Term(s)"). In order to sercise an Extension Option, Lessee must releve such notice at least substance the service of an extension option in months prior to the date that the applicable Option Term would commence, time being of the essence. If timely and proper notification of the expirice of an extension Option is not given by Lesser and/or received by lessor, such Extension Option and lautomatically experies. Exergt as specifically modified, the terms, condition and provisions of the lease shall apply during Option Terms but the amount of Rent during Option Terms shall be established by using the method(s) elected below (check method(s) to be used and film appropriately): [a] Lonsumer Price Index. [a] During the Option Term(s) which start(s) on	Paragraph:OPTION(S) TO EXT	FEND TERM. Subject to the term	ms, conditions and provisions of Par	ragraph 39, Lessor grants Les	see
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(a) During the Option Term(s) which start(s) on					
months thereafter during such Option Term (S) ("Option Term CPI Increase Date(s)") commensurate with the increase in the Option Term CPI (as herein defined), determined as follows: the monthly Base Rent scheduled for the monthly mediately preceding the first occurring Option Term CPI Increase Date shall be multiplied by a fraction the denominator of which is the Option Term Base CPI (as herein defined), and the numerator of which is the Option Term CDI (as herein defined). The amount so calculated shall constitute the new Base Rent until the next Option Term CPI increase Date during the applicable Option Term. Delincrease Date shall be used to the option Term CPI (as herein defined). The option Term CPI increase Date is a shall any such new Base Rent be less than the Base Rent for the month immediately preceding the applicable Option Term CPI (as herein "Option Term CPI") and the preceding the applicable Option Term CPI (as herein "Option Term CPI") and the option Term CPI (as herein "Option Term CPI") and the option Term CPI (as herein "Option Term CPI") and the area in which the Premises is located, All Items (1982-1984 = 100). The term "Option Term Comparison CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): Commencement Date of the Original Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): Commencement Date of the Original Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): Commencement Date of the Original Term CPI increase Date. The term "Option Term CPI (its month) (as a full month) and/or publication of the CFI is transferred to another governmental department, bureau or agency or is discontinued, then instead the index most nearly the same as the CPI shall be used to calculate the Base Rent increases hereunder. If the Parties cannot agere on such alternative index, then the mater shall be submitted for decision to the American Arbitration Association in accorda					
Term CPI (as herein defined) determined as follows: the monthly Base Rent scheduled, for the month namediately preceding the first occurring Option Term CPI increase Date shall be multiplied by a fraction the denominator of which is the Option Term Base CPI (as herein defined), and the numerator of which is the Option Term Comparison CPI (as herein defined). The amount so calculated shall constitute the new Base Rent until the next Option Term CPI increase Date. (b) The term "Option Term CPI" shall mean the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): (c) If the term "Option Term CPI" shall mean the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): (d) If the Premises is located, All Items (1982-1984 = 100). The term "Option Term CPI increase Date or the against the Premises is located, All Items (1982-1984 = 100). The term "Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. The term: Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. The term: Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. The term: Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. The term: Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. (a) Fixed Percentage. During the Option Term CPI Increase Date (1990 and prior Term Percentage). Increase Date (1990 and prior Term Spirator) and prior Term Percentage Increase Date(1991). In Percentag		the state of the s			
Increase Date shall be multiplied by a fraction the denominator of which is the Option Term Base CPI (as herein defined), and the numerator of which is the Option Term Corporation CPI (as herein defined). The amount so calculated shall constitute the new Base Rent until the next Option Term CPI increase Date during the applicable Option Term, but in no event shall any such new Base Rent be less than the Base Rent for the month immediately preceding the applicable Option Term CPI increase Date. (b) The term "Option Term CPI" shall mean the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): (c) The term "Option Term CPI" shall mean the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): (d) The term "Option Term CPI" shall mean the CPI" of the calendar month which is 2 full months prior to the applicable Option Term CPI Increase Date. The term "Option Term Comparison CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): (d) If compliation and/or publication of the CPI is transferred to another governmental department, bureau or agency or is discontinued, then instead the index most nearly the same as the CPI shall be used to calculate the Base Rent increases hereunder. If the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the their cules of said association and the decision of the arbitrators shall be binding upon the parties, with the cost of such arbitration being paid equally by the Parties. [II. Fixed Percentage. During the Option Term(s) which start(s) on		. ,			•
CPI W (Urban Wage Earners and Clerical Workers) or CPI U (All Urban Consumers), for (fill in Urban Area): or the area in which the Premises is located, All Items (1982-1984 = 100). The term "Option Term Comparison CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI increase Date. The term "Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): Commencement Date of the Original Term, start of the applicable Option Term, or (fill in month) (c) If compilation and/or publication of the CPI is transferred to another governmental department, bureau or agency or is discontinued, then instead the index most nearly the same as the CPI shall be used to calculate the Base Rent increases hereunder. If the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the then rules of said association and the decision of the arbitrators shall be binding upon the parties, with the cost of such arbitration being paid equally by the Parties. II. Fixed Percentage. During the Option Term(s) which start(s) on, the monthly Base Rent shall be increased on and every months thereafter during such Option Term(s) which start(s) on, the amount of Rent shall be the amount forecasted to be the fair market rental value of the Premises during such Option Term established pursuant to the procedures, terms, assumptions and conditions set forth herein ("Tair Market Value."); provided, however, regardless of such Pair Market Value, Base Rent during an Option Term shall not be less than the Base Rent scheduled as of when the prior term expires. Starting as of Lesse's exercise of the applicable Extension Option (but not earlier than six (6) months before start of the applicable Option Term), the Parties shall for herair Market Value, the pair Market Value shall be established pursuant to the procedures set forth h	Increase Date shall be multiplied by a fraction Term Comparison CPI (as herein defined). T	on the denominator of which is The amount so calculated shall o	the Option Term Base CPI (as hereiconstitute the new Base Rent until t	n defined), and the numerato he next Option Term CPI Incre	or of which is the Option ease Date during the
area in which the Premises is located, All Items (1982-1984 = 100). The term "Option Term Comparison CPI" shall mean the CPI of the calendar month which is 2 full months prior to the applicable Option Term CPI increase Date. The term "Option Term Base CPI" shall mean the CPI of the calendar month which is 2 full months prior to (select one): (c) If compilation and/or publication of the CPI is transferred to another governmental department, bureau or agency or is discontinued, then instead the index most nearly the same as the CPI shall be used to calculate the Base Rent increases hereunder. If the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the then rules of said association and the decision of the arbitrators shall be binding upon the parties, with the cost of such arbitration being paid equally by the Parties. III. Fixed Percentage. During the Option Term(s) ("Option Term Percentage Increase Date(s)") by percent ((b) The term "Option Term CPI" sha	Il mean the Consumer Price Ind	lex of the Bureau of Labor Statistics	of the U.S. Department of La	ibor for (select one):
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	(a) During the Option Term(s) which of the Premises during such Option Term es however, regardless of such Fair Market Valu Starting as of Lessee's exercise of the applic thirty (30) days ("Negotiation Period") atter Value, then the Fair Market Value shall be e (b) Each Party shall, within fifteen (1) Market Value ("Submitted Value(s)"). If a P both Parties timely provide Submitted Value other Party of such Party's selected valuator Valuator who is favorable to such Party's po Party fails to timely and properly provide no	stablished pursuant to the proce ue, Base Rent during an Option table Extension Option (but not impt to agree upon the Fair Mar stablished pursuant to the proc L5) days after the end of the Ne tarty fails to timely provide a Sul es, then each Party shall, within ir who shall meet the qualification isition and may, prior to or after otice of such Party's chosen Adv	edures, terms, assumptions and con Term shall not be less than the Basi earlier than six (6) months before si ket Value. If during the Negotiation edures set forth herein, which shall gotiation Period, in writing submit to bmitted Value, then the other Party fifteen (15) days after both Parties ons set forth herein ("Advocate Valua rocate Valuator, then the other Party	ditions set forth herein ("Faire Rent scheduled as of when tart of the applicable Option Period the Parties do not ag be binding. To the other Party such Party's Submitted Value shall be the have exchanged Submitted Vautor(s)"). Lessor and Lessee tor, consult with such Party's y's Submitted Value shall be the party so the party's submitted Value shall be the party submitted Value shall submitted V	r Market Value"); provided, the prior term expires. Term), the Parties shall for ree on the Fair Market s determination of the Fair he Fair Market Value. If (alues, in writing notify the may select an Advocate s Advocate Valuator. If a the Fair Market Value.
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third (3rd) neutral valuator who shall meet the qualifications set forth herein ("**Neutral Valuator**"). The Neutral Valuator shall be engaged jointly by Lessor and Lessee. If Advocate Valuators fail to agree upon and timely appoint a Neutral Valuator, then the President of AIR CRE shall appoint such Neutral Valuator within fifteen (15) days after request by either Party. If the President of AIR CRE does not timely appoint the Neutral Valuator, then either Party may file an appropriate legal action for a judge with competent jurisdiction over the Parties to appoint the Neutral Valuator.

- (d) The Advocate Valuators and the Neutral Valuator ("Valuator(s)") shall be duly licensed real estate brokers or salespersons in good standing in the state in which the Premises is located, shall have been active over the five (5) year period before their appointment in the leasing of properties similar to the Premises within the general real estate market of the Premises. The Neutral Valuator shall additionally not be related to or affiliated with either Party or Advocate Valuator, and shall not have previously represented in a real estate transaction a Party or anyone related to or affiliated with a Party. All matters to be determined by the Valuators shall be decided by a majority vote of the Valuators, with each Valuator having one (1) vote. The Valuators may, as the Valuators determine, hold hearings and require briefs, including market data and additional information.
- (e) Within thirty (30) days after selection of the Neutral Valuator, the Valuators shall first determine the Fair Market Value established by taking into account the terms, assumptions and conditions set forth herein ("Valuators' Market Value"), then decide which Party's Submitted Value is closer in monetary amount to the Valuators' Market Value ("Selected Market Value"), then provide the Parties a copy of the Valuators' Market Value and finally notify the Parties of the Selected Market Value. The Selected Market Value shall be the Fair Market Value. The Valuators shall have no right to decide a Selected Market Value which is a compromise to (or modification of) the Submitted Values. The decision of the Valuators shall be binding upon the Parties. The Party whose Submitted Value is not the Selected Market Value shall, within ten (10) days after the Valuators decide the Selected Market Value, pay the fees and costs of all three (3) Valuators.
- (f) If the Fair Market Value has not been established before the start of the applicable Option Term, then Lessee shall continue to pay to Lessor rent in the amount payable for the month immediately preceding the start of such Option Term and Lessor's acceptance of such rent shall not waive, adversely affect or prejudice the Parties' right to complete establishment of the Fair Market Value or Lessor's right to collect the full amount of the Fair Market Value once the Fair Market Value is established. Lessee shall, within ten (10) days after establishment of the Fair Market Value, pay to Lessor any deficiency in rent then due for the Option Term. Following establishment of Fair Market Value, the Parties shall, within ten (10) days after request by either Party, sign an amendment to this Lease to confirm the Fair Market Value and the expiration date of this Lease, but the Parties' failure to request or to sign such an amendment shall not affect establishment of the Fair Market Value or extension of the Lease term.
- (g) The Valuators, in deciding the Valuators' Market Value, shall take into account rent rates, rent abatements, periodic rent increases, real property taxes, insurance premiums and other operating expenses, tenant improvement and other applicable allowances, building services, length of lease term and other factors professional real estate brokers and/or appraisers customarily consider in determining fair market rent of property in an arm's length transaction by ready, willing and able parties for space of comparable location, size, age, condition, quality, parking, visibility, view, signage and accessibility if the Premises were marketed in a normal and customary manner for a reasonable length of time on the open market to be leased to a tenant with financial strength and credit worthiness comparable to Lessee and guarantors (if any) of this Lease (as of Lessee's exercise of the Extension Option) for a term comparable to the length of the applicable Option Term and used for the Agreed Use (or other reasonably comparable uses). The Valuators, in deciding the Valuators' Market Value, shall not consider as a comparable transaction any of the following: a sublease, lease assignment, lease renewal or extension; lease with a tenant that has equity, is related to or affiliated with the landlord; or a lease of space that was subject to a right of first refusal, right of first offer, expansion option or other encumbrances. The Valuators, in deciding the Valuators' Market Value, shall reduce the Fair Market Value on account of Alterations and improvements made by Lessee to the extent the cost thereof was paid solely by Lessee (in excess of any applicable improvement allowance, abated rent in lieu of improvement allowance or other consideration provided by Lessor for Lessee's improvement of the Premises), shall not reduce the Fair Market Value on account of any real estate brokerage commission savings by Lessor, and shall not reduce the Fair Market Value on account of deferred maintenance or repair of the Premises for w

by Lessee (in excess of any applicable improvement allowance, abated rent in improvement of the Premises), shall not reduce the Fair Market Value on account of deferred maintenance or repair of the Premiser.	erations and improvements made by Lessee to the extent the cost thereof was paid so lieu of improvement allowance or other consideration provided by Lessor for Lessee's ount of any real estate brokerage commission savings by Lessor, and shall not reduce t ses for which Lessee was responsible under the Lease but did not perform.
IV. Fixed Rental Adjustment(s) ("FRA"). The monthly Base Rent shall be increased to the following amounts on the day On (fill in FRA Adjustment Date(s)):	tes set forth below: The new Base Rent shall be:
V. Continuation of Original Term Adjustments.	
The monthly Base Rent during the Option Term(s) which start(s) on	shall be increased in accordance with the same formula provided in the erm of the Lease.
BROKER'S FEE : For each adjustment in Base Rent specified above, the Broker applicable, paragraph 9 of the Sublease.	s shall be paid a Brokerage Fee in accordance with paragraph 15 of the Lease or if
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