

including escrowed funds, and further subject to the condition that any guarantors or endorsers on the note of the Club to Fidelity Federal Savings and Loan Association shall be released and discharged in full.

6. This Agreement shall be renegotiated in good faith every two years by the Club and Plantation, in the event that the parties are unable to arrive at any changes or modifications in the within Agreement as a result of said renegotiations, then the terms and conditions hereof shall remain unchanged and in full force and effect as binding upon the parties until a subsequent agreement is renegotiated and reached. Provided, however, that this Agreement shall terminate in full in the event that the Plantation is released from liability, contingent or otherwise, on the Fidelity Federal Savings and Loan Association mortgage covering the Club's properties as above recited, or in the event that the membership of the Club reaches a level of 550 members who are regular dues-paying members who participate in the Club in any two classifications and who are paying dues averaging \$57.50 per month per member, for a total amount of monthly dues of \$34,500.00, based upon present price levels. Commencing two years from the date of this Agreement, and every two years thereafter, the average membership dues of \$57.50 and the total amount of dues of \$34,500.00 shall be adjusted in accordance with changes in the Consumer Price Index. The Consumer Price Index means the average for all items shown on the "U. S. City Average for Urban Wage Earners and Clerical Workers, All Groups, Subgroups and Special Groups of Items" as promulgated by the Bureau of Labor Statistics of the U. S. Department of Labor, using the most current base year of said Index as equal to a base of 100. Promptly at the end of each second year during the term hereof the \$57.50 per month average dues and the total of \$34,500.00 shall be adjusted based upon the ratio of the base price index to said figures and the adjusted amount shall be effective for the next two ensuing years of the the terms hereof. In the event that the Consumer Price Index is discontinued or substantially