

(a) Annual rent for each of the five (5) year option terms shall be Eleven Thousand Five Hundred Seventy Two Dollars (\$11,572.00) per year plus one-half (1/2) the amount of increase, if any, in ad valorem taxes (exclusive of penalties, interest and discounts allowed for early payment) on said premises between the first calendar year of the original term and the last calendar year of the preceding five (5) year term, plus;

(b) One-half (1/2) the increase in cost of supplying janitorial services for the entire premises during said period of time except that lessee reserves the right to provide its own janitorial service, in which case, annual rent for said option periods shall be reduced by one-half (1/2) the cost of supplying janitorial services for the entire premises (including the portion occupied by others) for the first calendar year of the preceding term.

During the first month of each optional term so exercised by lessee, the lessors shall redecorate the interior of the building in accordance with color schemes to be selected by lessee.

The lessor agrees to pay all taxes upon the land and buildings and improvements thereon and further agrees to keep the buildings and improvements (including parking area, driveways, walkways, and the grounds) in good and attractive condition and repair so as to conform with the appearance of other first class office buildings in the area during the term of this lease or any extension thereof at lessor's expense. If the lessor should fail to make said repairs or to maintain the said premises in said condition, after notice to lessor so to do, then lessee may cause the same to be done, deducting the expense thereof from rental due or to become due under the terms of this lease. The lessee shall pay the taxes on its property and equipment on the leased premises.

Lessee shall have the right to install its familiar Orange Disc Emblem on the front of its portion of the building and also its name "Gulf Oil Corporation, District Office." Said Orange Disc Emblem shall not exceed thirty-six (36) inches in diameter and the name may be changed to agree with any future change in the name of the lessee.