

Rider provisions incorporated in and made a part of the annexed Lease between RICE-CLEVELAND COMPANY and GRAYBAR ELECTRIC COMPANY, INC.

21. In the event that this lease should be terminated by virtue of the default of the Lessee as provided in Paragraph 2 of the lease, the Lessee shall remain liable for the equivalent of the amount of all of the rent reserved herein, less the proceeds of reletting, if any, and such amount shall be due and payable to the Lessor as damages or rent; as the case may be.

22. The Lessee covenants and agrees at its sole cost and expense to make all interior repairs and repairs to fixtures and equipment which may become necessary during the term of this lease, except for the repairs which the Lessor is obligated to make under the provisions of subdivisions a and b of Paragraph 4 of this lease.

23. In the event that the real estate taxes for any year of this lease should exceed the amount of such taxes for the first year that the property shall have been taxed as a completed building, then Lessee covenants and agrees to pay to Lessor the amount of such excess. In the event there should be a reduction in the amount of real estate taxes as the result of protest or other action taken by the Lessor which affects the escalation payment previously made by Lessee, then the escalation shall be recalculated on the basis of the reduced amount of such real estate tax and the Lessor will refund to the Lessee such amount as may be due to the Lessee by reason of such recalculation.

Any escalation owed by the Lessee for the last year of this lease shall be prorated so as to be applicable to the period up to the expiration date of the term.

24. Lessee is hereby granted an option, upon payment of the rent herein reserved and upon performance by it of all of the terms and covenants in this\* contained on its part to be performed, for a renewal of this lease at the expiration of the term for a further term of ten (10) years at a rental to be mutually agreed upon prior to the expiration of the original term based on any change in the cost of living index as compared with such index at the commencement of the original term. All of the other terms and conditions of this lease shall be applicable during the renewal term. Lessee shall give written notice to Lessor of its intention to exercise its option ninety (90) days prior to the expiration of this lease.

Lease Recorded January 12, 1971 At 4:24 P.M. # 16121

\*lease