

a rental of six thousand one hundred sixty-four and 57/100 (\$6,164.57) dollars per month payable in full and in advance on the first day of each and every month. It is further agreed that the monthly rental specified hereinabove shall be adjusted and increased after May 31, 1985 as provided in paragraph 16.

The Tenant further agrees to pay to the Landlord an additional rental equivalent to two cents per gallon on all aviation fuel and gasoline, including jet fuel, up to 768,000 gallons and Tenant agrees to pay to the Landlord an additional rental equivalent to three cents per gallon on all aviation fuel and gasoline, including jet fuel, in excess of 768,000 gallons disbursed by Tenant for aircraft in connection with the use and occupancy of the within leasehold premises during the first year of the lease term. This additional rental based upon the gallonage will be changed during the second year of the lease term so that in lieu of the gallonage rental specified during the first year of the lease term the Tenant agrees to pay to the Landlord during the second year of the lease term an additional rental equivalent to three cents per gallon on all aviation fuel and gasoline, including jet fuel, up to 768,000 gallons and agrees to pay to Landlord an additional rental equivalent to four cents per gallon on all aviation fuel and gasoline, including jet fuel, disbursed by Tenant in excess of 768,000 gallons. This rental based upon the gallonage will be changed during the third year of the lease term and all years thereafter so that during such third year and during all years thereafter, Tenant agrees to pay to the Landlord, in addition to the monthly rental set forth in paragraph 2 of this lease, an additional rental equivalent to four cents per gallon on all fuel and gasoline, including jet fuel, disbursed by Tenant for aircraft in connection with the use and occupancy of the within leasehold premises.

The Tenant agrees that Landlord shall have reasonable access to all accounting books and records during Tenant's

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