



The

Tower View

The Newsletter for Marathon Oil Tower Tenants

July, August, September 2011

COMING SOON - MUCH MORE THAN A TENANT DIRECTORY

Hanover Real Estate Partners and Transwestern are pleased to announce the upcoming installation of a new, state-of-the-art amenity. The electronic tenant directory currently located in front of the security desks will soon be upgraded to a 42" flat screen monitor featuring touch-screen technology housed in a sleek and modern stainless steel kiosk. The new directory will be located near the Level 2 Lobby Garage Elevators - a convenient location for tenants and visitors to take advantage of the directory's helpful features.

While the primary function of the new directory will remain pointing visitors to tenant suites, a few seconds of your time and a few touches of the crystal clear screen will reveal a wealth of readily accessible information. Here are just a few ways all this helpful information can save you time and more than a few headaches.

Building & Area Amenities

Headed on your way out to lunch and not sure where to eat? Need to entertain a client at a nearby hot spot this evening? Take a minute to peruse the easy-to-use menu to find building and area amenities.

- Convenience Store & Area Retailers
- Tanglewood Terrace & Local Restaurants
- Shoe Shine
- Attractions & Night Life
- Hotels
- Parks
- Medical Centers

Management

You've just stepped off the elevator and realized you forgot to report that burned-out light bulb before you left for lunch. Stop by the directory and choose the Management menu for property management office contact information along with security and leasing contact information.

Traffic

With current traffic conditions only a touch away, you can quickly check the best route to take to that important meeting. Visitors will also thank you for suggesting they check traffic conditions at the directory on their way out.

Five Day Forecast

Checking the five day forecast while you wait for your lunch date in the lobby may help you decide if you want to go to that outdoor concert tonight.

Special Notices and Bulletins

Along with all of this great, helpful information, you will also notice the display of important bulletins and special event announcements on the directory.

The next time you're on your way to the parking garage or waiting for a friend in the lobby, take a few seconds, touch the screen, and check the weather or the traffic, or plan your next lunch date.



TOWER TENANT PERKS

Marathon Oil Tower tenants enjoy working in a beautiful building located in one of Houston's most prestigious areas. Did you know Tower tenants also enjoy exclusive perks and discounts? If you didn't know that, take a few minutes to find out more about the great deals you can find through the Property Management Office Concierge Service.

Preferred Restaurant Program

Marathon Oil Tower has teamed up with several upscale restaurants in the area to provide Tower tenants with discounts for business lunches and dinners. These discounts range from a free appetizer, to 10% off a meal, to a free champagne toast. Capital Grille, Maggiano's, McCormick & Schmick's, Del Frisco's, and Ciao Bello are all part of the program, to name a few. Come by the Management Office during business hours for more information about this exciting program, and start saving money.

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SURVEY DRAWING WINNERS!



Congratulations to the winners of the LEED Transportation and Occupant Comfort Survey Drawings. Jenna Norton with Valvitalia (above, left) and Kelli Tilston with Univation (above, right) each received a \$250 Visa gift card for filling out and returning the LEED surveys. The property management office would like to thank everyone that completed one or both of the surveys. An integral component of the LEED Certification requirements, the surveys will help us to measure and analyze the environmental impact of the building and its occupants.

GIVING BACK

A big thank you goes to the 56 donors that gave the gift of life during the Marathon Oil Tower Gulf Coast Regional Blood Center Blood Drive in May. Because of you, potentially 168 lives were saved.

More than 75 cans of food were donated to the Houston Food Bank from the Marathon Oil Tower first quarter plant exchange. Thank you, Marathon Oil Tower tenants, for participating in this program that helps to feed Houston's hungry.

The property management office would like to thank everyone that donated computers, monitors, and other electronics during the Earth Day E-Recycling Drive in April.

Tenants and visitors enjoyed the Mother's Day Market in May and the Father's Day Market in June. Not only did shoppers pick-up some great gifts for mom and dad, but \$400 in proceeds from the markets went to the Firefighters Foundation of Houston.

SHOE SHINE BY FELIX



Relax in the Comfort of Felix's NEW Shoe Shine Chair

Monday through Friday
8 a.m. to 4 p.m.

\$5 for Shoe Shine
\$7 for boots

Ground Level - Just inside the post office area next to the coffee bar.

TOWER TENANT PERKS

Continued from the Cover

Discounted Movie Tickets

Marathon Oil Tower tenants have been taking advantage of the discounted AMC and Regal Cinema movie tickets available through the Management Office for several years. Tenants may also purchase discounted tickets for the Studio Movie Grill located in the new City Centre complex at Town and Country Lane and also in Copperfield. Enjoy appetizers to desserts and everything in between, including a full bar, while watching newly released films at the Studio Movie Grill. Purchase your ticket in advance at the management office for only \$6.25, and save up to \$3 per ticket! Just come by the management office during business hours, and we'll be glad to help you.

Discounted TREK Tickets

Transwestern also sells TREK tickets at a 10% discount. The cost of a ticket book is \$36 for 20 tickets and \$72 for 40 tickets. Take advantage of this service by saving time and money while reducing stress, traffic, accidents, and air pollution! Bus schedules/brochures may be picked up in the management office. Please feel free to contact the management office at (832) 369-5800 for more information.

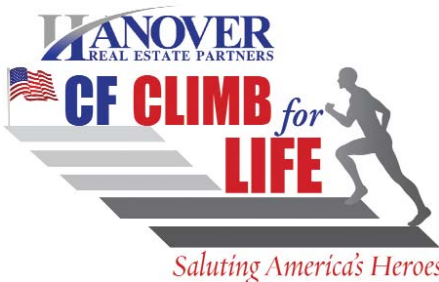
Hanover Real Estate Partners Presents CF Climb for Life Benefitting the Cystic Fibrosis Foundation!

Marathon Oil Tower
Sunday, September 11, 2011

Registration – 8:00 AM
Climb – 9:00 AM

Sole Survivors Party to follow

Registration fee : \$40
Minimum pledge requirement: \$150



Are you ready to climb? Join teams from the Houston business community, Houston Fire Department, and local individuals as they take on the 41 flight challenge to the top of Marathon Oil Tower in the fight to cure cystic fibrosis. Take on the challenge solo or form a team with family, friends, or colleagues. The day will also be a special tribute to the past and present heroes of 9/11.

Climbers may participate as a competitive climber or just for fun, but everyone will climb for a worthwhile cause. Awards will be given to the fastest climbers in each age division, overall fastest female, overall fastest male, and fastest fire fighter!

Go to <http://txgulf.cff.org/stairclimb> for race details and registration. Climbers may register online as an individual, member of a team, or as a team leader. Be sure to register as a team leader if you are forming a team!

HURRICANE PREPAREDNESS - KNOW WHAT TO DO BEFORE & AFTER THE STORM

Hurricane season began June 1st and continues through November 30th. The Department of

Atmospheric Science at Colorado State University is predicting **well above-average activity for the 2011 Atlantic hurricane season**. The forecast predicts 16 named storms and 9 hurricanes, 5 of which are expected to be major hurricanes, meaning category 3 or higher. With a **50% probability that a hurricane will make landfall along the Texas coast**, and a **20% probability that a major hurricane will impact the state**, beginning hurricane preparations now for your home and business is more than a good idea, it is a necessity.

So what kind of preparations should you be making now? What should you do if there is a storm approaching, and what will you need to be prepared to do after a hurricane? Insurance brokers Willis North America offers these before and after hurricane preparation tips.

BEFORE THE STORM

- Review/update disaster recovery plan.
- Check general condition of the building, specifically the roof covering, roof flashing, and roof drains. Make all necessary repairs.
- Order emergency supplies such as plywood for windows, mops, brooms, tarpaulins for key equipment, sandbags, etc.

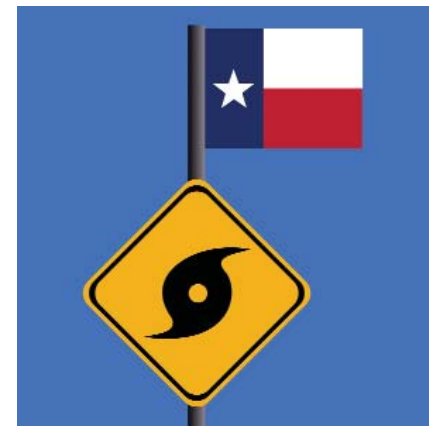
- Identify key equipment, stock and supplies, and vital records that will need to be relocated or moved.
- Have materials available to secure outside and/or roof-mounted items.
- Monitor commercial TV, radio and/ or internet websites to keep abreast of weather conditions and issuance of watches and/or warnings.
- Test all generators, emergency lighting, etc. to ensure proper operation.

IMPENDING STORM

- Implement disaster recovery plan.
- Fuel all generators, vehicles, and power equipment such as saws, etc.
- Install hurricane shutters or plywood over windows and doors.
- Secure outside and/or roof-mounted items.
- If necessary, turn off utilities to reduce the probability of a fire/explosion.
- Conduct final inspection of building and make emergency repairs.

AFTER THE STORM

- Secure your home.
- Survey for damage – take pictures of any damage to both the building(s) and its contents.
- Avoid loose or dangling power lines and report them to utility company, police, or fire department.



- Before utilities are returned to service, check for gas leaks, look for electrical system damage, and check for sewage and water line damage.
- Begin salvage operations as soon as possible.
- Clean debris from roofs and property if safe to do so.
- Use telephone only for emergency calls.
- Use pre-established programs such as cutting and welding permits when repairs commence.
- Stay tuned to local radio for information.
- Critique pre- and post-storm actions to identify strengths and weaknesses and make necessary modifications to prepare for the next emergency.

*Freshen Up Your Home
with a
Bluebonnet Home Equity Loan!*



Bluebonnet
CREDIT UNION
Discover the Advantage

Call Ronnie or Laura @ 713-840-0212

Rates As Low As: (For First Lien)

1 to 5 Years	4.14%
6 to 10 Years	4.39%
11 to 15 Years	4.59%
16 to 20 Years	5.90%

Rates Reflect A+ Credit Score
and \$50,000+ Loan.



S-A-V-E TO REDUCE PLUG LOAD

Shiver me timbers mates, your Energy Admiral would like to remind you about something called Plug Load. "What's that," ye ask? Well, it's the generic term for the energy required to power electronic equipment plugged into a standard socket; that means computers, printers, coffee pots, refrigerators, etc. Plug Load accounts for about 23% of the average commercial office energy demand and about 18% of the utility bill for a typical home. So what can you do to reduce your Plug Load? You can start by remembering the acronym **SAVE**.

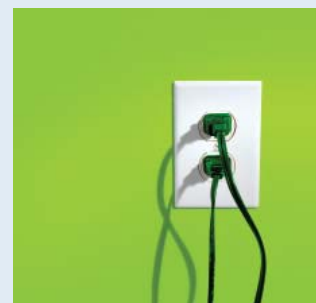
Shut it off: Be sure to turn things off at the end of the day or when you will be gone for several hours. Turning off power strips will also help reduce the "phantom load" that is consumed by many electronics even when they're turned off. Or you can use timers to control inefficient equipment such as large coffee pots.

Activate efficient settings: Electrical equipment (mainly computers and monitors) will typically have low-power settings or a sleep-mode function that is activated after a period of inactivity. This can save huge amounts of power and has little-to-no effect on how the equipment is being used.

Verify product efficiency: Before you buy any piece of equipment, make sure it is energy efficient. Often times there are energy efficient alternatives that do not increase the cost.

Energy Star first: It's the magic word in energy efficiency. Energy Star labeled products are designed to be the most energy efficient products available. It should be the first thing you check for when purchasing electronics and office equipment.

*Fair winds and following seas,
The Energy Admiral*



JULY, AUGUST & SEPTEMBER AT THE TOWER

Independence Day
Building Closure

Monday, July 4

The building and management office will be closed in observance of Independence Day. Please program after-hours air and lights online. Have a safe and happy holiday!

Gulf Coast Regional Blood
Center Blood Drive

Thursday, July 14

Please make an appointment by going to the Gulf Coast Regional Blood Center website at www.giveblood.org. Use code J067, or sign-up by emailing stephanie.scott@transwestern.net!

Summer Social
Christmas In July

Thursday, July 14

Join the property management team for Christmas punch, cookies, and puddings, and a rare appearance by Santa during his summer hiatus.

Browning Elementary
School Supply Drive

Monday, August 1
through
Friday, August 12

Help the kids at Browning Elementary School start off with all the shiny, new supplies they'll need for a successful school year. Look for more details coming soon.

Books Are Fun Book Fair

Wednesday, August 10
Thursday, August 11

Get the kids back to school with new books and more. Proceeds will benefit the Firefighters Foundation of Houston.

Labor Day Building
Closure

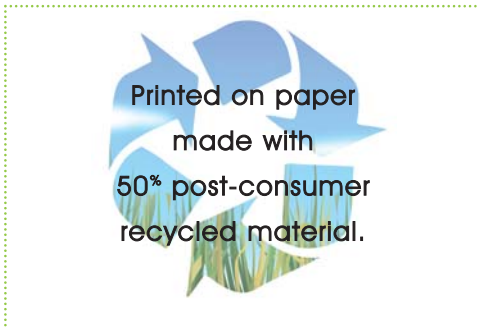
Monday, September 5

The building and management office will be closed in observance of Labor Day. Please program after-hours air and lights online. Have a safe and happy holiday!

CF Climb for Life
Benefitting the
Cystic Fibrosis Foundation

Sunday, September 11
Registration – 8:00 AM
Climb – 9:00 AM
Sole Survivors Party to follow

Don't miss this year's stair climb and your chance to help the Cystic Fibrosis Foundation. Go to <http://txgulf.cff.org/stairclimb> for race details and registration.



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The Tower View is published by the building owners and management for the tenants of Marathon Oil Tower. If you have any questions or comments regarding the publication, you may contact Heather M. Millon, 5555 San Felipe, Suite 110, Houston, TX 77056 or call (832) 369-5800.