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assessed upon this lease, the rents herein reserved (other than personal income taxes of the Lessor, or inheritance, gift or succession taxes due by Lessor or his beneficiaries or estate), the said premises or any building erected, or improvements made thereon, and will, at all times, save harmless the Lessor from the payment thereof, or the payment of any claims or demands becoming chargeable against or payable in respect of said premises, or the use and occupancy thereof. Lessee shall pay the taxes and assessments for the current year, as well as those for the remaining years of this lease.

5. LESSOR MAY PAY DELINQUENT TAXES, ETC.: Lessee further covenants that Lessor shall have at all times during the term of this lease the right and option to pay any taxes, assessments, water rates, liens or other charges upon said premises, and the improvements thereon, also to redeem said premises from any sale that may be made of the same for taxes or assessments; that the amount so paid, including reasonable expenses, shall be so much additional rent due at the next rent date and be a lien on Lessee's interest in said premises after such payment.

It is further provided that it shall not be obligatory upon the part of the Lessor to inquire into the validity of any taxes, assessments, liens or other charges, or any tax sale, before making payment as herein provided.

6. FORFEITURE ON DEFAULT: It is further covenanted and agreed by and between the parties hereto that any demand for rent made after it becomes due shall have the same force and effect as if made on the day it falls due; that if any default shall be made by the Lessee in any payment of rents or taxes, assessments, insurance premiums, water rates, or any other sum herein stipulated and agreed to be paid, or the said Lessee shall fail to keep and perform any other covenant, condition or agreement herein provided