

The Landlord agrees to bear the cost of effecting the first Fifty thousand Dollars (\$50,000) of such insurance and Landlord authorizes and directs Tenant to reimburse itself for such cost out of the monthly rentals payable to the Landlord hereunder for the month or months immediately following the payment of such insurance premiums; it being understood and agreed that in making such deduction there shall be a proportionate deduction in respect to the various shares of rent.

RIGHT OF WAY. That Landlord guarantees that during the term hereof the Tenant shall have the continuous right to use any rights of way which are in use on the date of the unconditional delivery of this lease leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right of way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which the Landlord has a right to grant to Tenant or which the Landlord owns or controls.

TAXES. In view of the fact that the premises hereby demised by the Landlord are owned by numerous and scattered parties, and in view of the further fact that the Tenant will be responsible for payment of any increased real estate taxes for each calendar year subsequent to the year in which the term of the within lease commences over and above the total paid on the demised premises for the year 1952, i.e. for any and all City and County real estate taxes in excess of Nine Hundred Sixty-seven and 25/100 Dollars (\$967.25) annually, the Tenant agrees to pay