

After the institution of any such suit or proceeding, if the same be required, the Lessor shall have no right to pay any such disputed tax, assessment or other charge until such time as the same may have been fully and finally decided and determined to be valid and legal.

Ad valorem taxes with respect to the unimproved leased premises for the first and last years of the term hereof shall be prorated between the Lessor and the Lessee.

6. LESSOR'S LIEN: The Lessee agrees that all money and other sums which shall become due to the Lessor hereunder by reason of any provision of this Lease is and shall always be a valid and first lien upon the buildings and improvements on said property and upon all the interests of the Lessee in this Lease.

7. LAWFUL USE OF PREMISES: The Lessee will not knowingly permit any part of the above described premises or of the buildings or improvements thereon to be used for the purpose of any illegal or immoral business or occupation, and the Lessee will obey and comply with all lawful requirements, rules, regulations, laws and ordinances of all legally constituted authorities, in any way affecting this Lease, the above described premises, the buildings and improvements now or hereafter thereon, or the use of the same, existing at any time during the continuance of this Lease (subject to the right of the Lessee to contest the validity of any such law, ordinance, rule, regulation or other requirement in the manner and under the conditions provided for in Paragraph 5

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