

192 VALUOR 100.00

of this Lease, the sum of Thirty-Nine Thousand and 00/100 (\$ 39,000.00) Dollars per annum, payable in equal monthly instalments of Three Thousand Two Hundred Fifty and 00/100 (\$ 3,250.00) Dollars each, in advance upon the first day of each and every calendar month during the term of this Lease. Lessee shall deposit with the execution hereof the sum of Nine Thousand Seven Hundred Fifty and 00/100 (\$ 9,750.00) Dollars for three (3) months rent, representing the monthly payment for December 1979 and January 1980, and the last month's rent.

5. Taxes.

(a) Lessor shall pay, during the term of this Lease, to the public officers charged with the collection thereof, promptly as the same shall become due, all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this Lease, and that may hereafter, during the term of this Lease, be levied, assessed, charged or imposed upon the leased premises described herein and/or the improvements which now or hereafter may be located thereon.

(b) Lessee shall, during the term of this Lease and all extensions or renewal thereof, pay, as the same shall become due, all sales tax, personal property tax or use tax, if any, imposed by state law or by city or county ordinance upon any property or improvement actually purchased and installed by Lessee to be used in the course of its business, or inventory stored on the premises by Lessee.

(c) If the real estate taxes and assessments, both general and special, assessed against the premises for any lease year shall exceed such taxes assessed against the premises during the first tax year during which the leased premises shall be assessed as improved property, for the said lease year Lessee shall pay to Lessor as rent, in addition to all other rents payable, the amount of such excess.

6. Insurance.

(a) Lessor shall maintain replacement value insurance during the term of this Lease, and shall pay the costs of initial and renewal premiums therefor and present receipted bills therefor to Lessee, which

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