

- (g) No destruction of or damage to the leased premises or any part thereof by fire or any other casualty shall permit the Lessee to surrender this lease or shall relieve the Lessee from its liability to pay the full net rent and additional rent and other charges payable under this lease or from any of its other obligations under this lease, and the Lessee waives any rights now or hereafter conferred upon it by statute or otherwise to quit or surrender this lease or the leased premises or any part thereof, or to any suspension, diminution, abatement or reduction of rent on account of any such destruction or damage.

4. Taxes:

- (a) The Lessee shall, as additional rent, pay all real estate taxes, assessments, water and sewer rents, and other charges, ordinary or extraordinary, foreseen or unforeseen, general or special, as shall from and after the date hereof, be assessed upon the leased premises. Payment of all such assessments shall be made on or before the last day when payment may be made without interest or penalty. The Lessee may, when permitted by the appropriate governmental authority, pay any such assessment over a period of time, provided, however, that the entire amount of such assessment shall be paid by the Lessee not later than one year before the expiration of the term of this lease.
- (b) The Lessee will furnish to the Lessors, within 60 days after the date when any tax, assessment or other charge would become delinquent, copies of official receipts of the appropriate taxing authority, or other evidence satisfactory to the Lessors, evidencing the payment thereof. The failure of the Lessee to furnish the Lessors with such receipts, or other evidence, shall not be deemed a default, unless the Lessee fails to comply within 30 days after any written request therefor by the Lessors.
- (c) The real estate taxes, assessments, water and sewer rents, and