

other charges, for the tax year in which the term of this lease shall begin, as well as for the year in which this lease shall end, shall be apportioned so that the Lessee shall pay only those portions thereof which correspond with the portions of such years as are within the lease term. Nothing in this lease shall require or be construed to obligate the Lessee to pay any franchise, excise, corporate, estate, inheritance, succession, capital levy, or transfer tax of the Lessors, or any income, profits, or revenue tax upon the income of the Lessors, or any other tax, assessment, charge or levy upon the rent reserved under this lease, provided, however, that in any case where a tax may be levied, assessed, or imposed upon the rent reserved hereunder, in lieu of or as a substitute, in whole or in part, for taxes levied, assessed, or imposed upon the leased premises, the Lessee shall pay the same, but only to the extent that such substitution shall relieve the Lessee in whole or in part from the payment of any real estate taxes, assessments, water and sewer rents, or other charges. In the event the parties do not agree as to the extent to which such substitution relieves the Lessee, the matter shall be determined by arbitration.

- (d) If the Lessee shall, in violation of any provision of this lease, fail to pay or discharge any such tax, assessment or other charge, the Lessors may (but shall not be obliged to) pay or discharge it, and the amount paid by the Lessors, with all expenses, interest, and penalties connected therewith shall be added to the installment of rent next becoming due, and shall be collectible as additional rent, in the same manner and with the same remedies as if it had been ordinarily reserved.
- (e) The Lessee may, if it shall so desire, endeavor at any time