

exhibit and forward to the New York office of the tenant at any time on demand the official receipts for all such taxes, charges and assessments.

In the event landlord shall fail, neglect or refuse to pay such taxes, charges or assessments before same become delinquent and to forward the official receipts therefor to the New York office of tenant on demand of tenant, tenant may at its option but shall be under no obligation so to do, pay such taxes, charges and assessments and the amount thereof together with interest and penalties shall be paid to tenant by landlord on demand and if landlord fails to repay same tenant may deduct the amount so paid with interest and penalties from any rents thereafter due by the tenant to landlord under the terms of this lease until fully repaid.

*was after*

Landlord agrees to maintain in good order and repair during the term hereof the exterior of any and all buildings at any time on the demised premises including exterior walls, roofs, downspouts and approaches to said building and/or buildings on the demised premises. Tenant agrees to maintain in good order and repair the interior of any and all buildings on the demised premises including replacement of broken glass or windows.

Landlord agrees at its own expense at all times during the term of this lease to keep all improvements on the demised premises fully insured against loss or damage by fire, windstorm and tornado for not less than ninety per cent of the then current insurable value of said buildings and improvements. Landlord shall furnish to tenant a certificate of any and all such policies of insurance showing the company issuing same, the number of the policy or policies, the expiration date of same and the risk covered.