

ment or readjustment of rent, and upon the giving of said notice, such appraisal of the premises and adjustment or readjustment of rent shall be had just as if the Lessor had demanded the same. In the event that neither the Lessor nor the Lessee demands such appraisal of the premises and adjustment or readjustment of the rent within the time prescribed herein, the annual rent which shall have been payable during the first twenty-five (25) years of the term hereof or during the then adjusted rental period, whichever is later, shall continue as the annual rental for the succeeding adjusted rental period; provided, however, that the failure of either or both the Lessor or the Lessee to demand an appraisal of the premises and adjustment of rental for any adjusted rental period as herein provided shall not affect the right of either to demand such appraisal and adjustment for a subsequent adjusted rental period or periods as established herein. In no event, however, shall the rent be reduced below Forty-two Hundred (\$4200.00) Dollars per annum, even though the fair value of the leased premises, exclusive of any improvements thereon, at the time of said appraisal or appraisals shall be less than Eighty-four Thousand (\$84,000.00) Dollars; and in no event shall the fair value of the leased premises be increased due to the fact that the Lessee has constructed a substantial building or improvement thereon.

R.H.J.
Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the first day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful money of the United States of America.

5. TAXES AND ASSESSMENTS: In addition to the foregoing rental to be paid by the Lessee to the Lessor, the Lessee further agrees to pay and discharge all taxes, assessments, rates, charges for revenue, imposts, and all levies general and special, ordinary