

all real estate taxes on the demised premises for each calendar year subsequent to the year in which the term of the within lease commences. The Landlord hereby authorizes and directs the Tenant to reimburse itself for the sum paid each calendar year in settlement of the said taxes up to but not exceeding the sum of Nine Hundred Sixty-seven and 25/100 Dollars (\$967.25) proportionately from each share of the rents due and payable to each Landlord hereunder for the month immediately following the date of such tax payment.

If, however, the Tenant in good faith, shall desire to contest the validity or amount of any tax, levy, or assessment, herein agreed to be paid by it, the Tenant shall notify the Landlord in writing of its intention to contest the same, and it shall not be required to pay, discharge or remove such tax, levy, or assessment so long as it shall, in good faith, at its own expense, contest the same or the validity thereof by appropriate proceedings, in the name of the Landlord if necessary, and pending any such proceedings the Landlord shall not have the right to pay, remove or discharge any such tax, levy, or assessment thereby contested, and such delay of the Tenant in paying the same until final determination of such disputed matter shall not be deemed a fault in the conditions of this lease; but if such delay exposes said property to sale for such nonpayment, the Landlord shall have the right, at Landlord's election, to pay any such tax, levy or assessment and the Tenant shall, immediately after proof of such payment shall have been submitted to it by the