be obligated to pay only those installments which are required to be paid during the term hereof.

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 default in the conditions of this lease, but if such delay exposes said property to sale for such non-payment, 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 Landlord, and upon demand therefor, pay to the Landlord the amount of any such payment so made by the Landlord.

The Landlord further covenants and agrees that if there shall be any rebates on account of any tax, levy or assessment paid by the Tenant under the provisions of this lease, such rebates shall belong to the Tenant, and the Landlord will, upon request of the Tenant, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant such rebates received by the Landlord.

OLD MATERIALS. That tenant may convert to Tenant's own use all old materials removed by Tenant in making alterations, changes, improvements and additions to the demised premises.

ALTERATIONS. That Tenant shall have the right and privilege at all times during the continuance of this lease to make, at its own expense, such changes, improvements, alterations and additions to the demised premises as Tenant may desire. Any changes, improvements, alterations and additions made by Tenant shall immediately become the property of the Landlord and shall be considered as a part