

figures, reports or records in any proceeding which may be brought before or in any proper tribunal for recovery of rent, or otherwise to enforce the Landlord's rights.

TAXES

In addition to the fixed rental hereinabove provided for, the Tenant agrees to pay, as additional rental hereunder, any and all taxes, assessments and payments that shall during the term of this lease be levied, assessed or imposed upon or become due and payable during said term or as a lien upon the demised premises or any building or improvements thereon during the term hereof. Such payments shall be made on or before the date when the same become delinquent and in time to prevent the addition of any interest or penalty thereto. The taxes which the Tenant agrees to pay shall include, but not be limited to, all taxes on revenue or gross receipts levied against Tenant on the volume of business done, all occupational taxes, personal property taxes upon the furniture, fixtures, goods, wares and merchandise.

Anything in the next preceding paragraph to the contrary notwithstanding, it is understood and agreed that the total taxes which Tenant shall be required to pay on the leased premises and the adjoining other taxable property shall not exceed the sum of \$3,931.00 per calendar year for both the leased premises and the adjoining other taxable property. If the taxes for any calendar year on the demised premises and the adjoining other taxable property shall exceed the sum of \$3,931.00 per year, the same shall nevertheless be paid by the Tenant, but the Tenant shall be allowed to deduct the taxes so paid by it in excess of \$3,931.00 per calendar year from the percentage rent for said calendar year otherwise payable by Tenant to Landlord under the terms of this lease. Tenant shall not have the right to deduct any of said taxes in excess of \$3,931.00 from the fixed rent payable by Tenant to Landlord under the terms of this lease.

Nothing herein contained shall be construed to require the Tenant to pay any inheritance or estate taxes, income taxes, revenue taxes, personal property or poll taxes or any other similar taxes which