

in good faith if the demised premises or any part thereof shall not hereby be in danger of being lost or forfeited.

The Tenant shall pay its prorata share of any increase in such taxes or assessments on the land and medical office building in which the demised premises are located. Said prorata share shall be determined by a fraction by using the groundfloor square footage of the demised premises as the numerator and the total groundfloor rentable area of the medical office building as the denominator. Said fraction being multiplied by the increase. To determine increase, the base tax shall be the total of any such taxes or assessments paid for the year in which the medical office building is first taxed as a completed building and land.

The Tenant shall pay all taxes and assessments of any kind imposed or assessed upon fixtures, equipment, merchandise or other property installed in or brought onto the demised premises by Tenant.

6. Insurance: Landlord will maintain and pay for adequate fire insurance, with extended coverage, (in no event less than eighty percent (80%) of the full insurable value) on the demised premises but not on Tenant's improvements, fixtures and stock and will at Tenant's request furnish Tenant with certificates of insurance or other satisfactory evidence of its compliance with the provisions of this paragraph.

The Tenant shall pay its prorata share of any increase in such insurance on the land and medical office building in which the demised premises are located. Said prorata share shall be determined by a fraction by using the groundfloor square footage of the demised premises as the numerator and the total groundfloor rentable area of the medical office building as the denominator. Said fraction being multiplied by the increase. To determine increase, the base insurance premium shall be the total of any

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