

hereafter, during the term of this Lease, be levied, assessed, charged, or imposed upon the leased premises described herein and/or the improvements which now or hereafter may be located thereon.

(b) Lessee shall, during the term of this Lease and all extensions or renewals thereof, pay, as the same shall become due, all sales tax, personal property tax or use tax, if any, imposed by state law or by city or county ordinance upon any property or improvement actually purchased and installed by Lessee to be used in the course of its business, or inventory stored on the premises by Lessee.

(c) If the real estate taxes and assessments, both general and special, assessed against the premises for any lease year shall exceed such taxes assessed against the premises during the first tax year during which the leased premises shall be assessed as improved property, for the said lease year, Lessee shall pay to Lessor as rent, in addition to all other rents payable, the amount of such excess.

6. Insurance.

(a) Lessor shall maintain replacement value insurance during the term of this Lease, and shall pay the cost of initial and renewal premiums therefor and present receipted bills therefor to Lessee, which shall cover Lessor and Lessee, as their interests shall appear, insuring the leased premises against loss or damage by fire, lightning, and such perils as are from time to time comprehended within the term "Extended Coverage". Replacement value insurance on the contents and trade fixtures installed by Lessee shall be the responsibility of the Lessee.

(b) Lessee shall maintain public liability insurance against claims for bodily injury or death and for injury to or destruction of property occurring upon, in or about, or arising from the leased premises, such insurance to afford protection to a limit of not less than One Hundred Thousand (\$ 100,000.00) Dollars in respect to bodily injury or death suffered by any one person, and to the limit of not less than Three Hundred Thousand (\$300,000.00) Dollars in respect to any one occurrence, and to the

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