

tender in payment of all debts in advance on the first day of each month during said term, at such place as Landlord may designate, without any setoff or deduction whatsoever. Tenant shall pay as additional rental at the end of each year an inflation surcharge calculated according to the following formula:

$$\text{(Annual Base Rental)} \times \frac{\text{(Consumer Price Index for the Year in Question)} - \text{(Consumer Price Index for 1983)}}{\text{Consumer Price Index for 1983}}$$

Tenant also agrees to pay such other charges as shall accrue under paragraphs (c), (d), and (e).

(c) Insurance. Tenant shall provide at its sole cost and expense hazard and liability insurance for the leased premises. Hazard insurance shall be in the amount of \$100,000 and shall protect against fire, windstorm and such other risks as are customarily included within extended coverage. Liability insurance shall be in the amount of not less than \$100,000 as to injury to persons and not less than \$25,000 as to injury to property. All proceeds of casualty insurance shall be used to restore the leased premises to their condition immediately to the occurrence of the damage.

(d) Taxes. Tenant shall pay promptly when due at its sole cost and expense all real property taxes and governmental assessments on the leased premises.

(e) Maintenance and Utilities. Tenant shall pay for all maintenance of the leased premises and at the expiration of the