

(b) All basic rent per annum shall be payable monthly on the first day of every month, and shall be payable at the office of Landlord or at such other place of which Landlord shall have given Tenant written notice of at least thirty (30) days in advance of the due date of any rental payment.

(c) As used herein, the term "rent" shall be deemed to include the basic rent and all additional rent, if any, payable by Tenant to Landlord hereunder.

SECTION 4. Direct Relationship of Parties: The parties agree that this lease and all terms and conditions hereof have been negotiated directly between Landlord and Tenant, without the intervention or assistance of any real estate agent or broker, and that consequently no agency or brokerage commissions are due or payable in connection herewith.

SECTION 5. Use of Premises: The Demised Premises may be used for any lawful purpose.

SECTION 6. Taxes and Utility Expenses: (a) (1) Tenant shall, during the term of this lease, as additional rent, pay and discharge punctually, as and when the same shall become due and payable, all realty taxes, special and general assessments, water rents, rates and charges, sewer rents and other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary (hereinafter referred to as "Taxes"), and each and every installment thereof which shall or may during the term of this lease be charged, levied, laid, assessed, imposed, become due and payable, or liens upon or for or with respect to the Demised Premises or any part thereof, or any buildings, appurtenances or equipment owned by Tenant thereon or therein or any part thereof, together with all interest and penalties thereon, under or by virtue of all present or future laws, ordinances, requirements, orders, directives, rules or regulations of the Federal, State, County, Town and City Governments and of all other governmental authorities whatsoever (all of which shall also be included in the term "Taxes" as heretofore defined) and all sewer rents and charges for water, steam, heat, gas, hot water, electricity, light and power, and other service or services, furnished to the Demised Premises or the occupants thereof during the term of this lease (hereinafter referred to as "Utility Expenses").

(2) To the extent that the same may be permitted by law, Tenant or its designees shall have the right to apply for the conversion of any assessment for local improvements assessed during the term of this lease in order to cause the same to be payable in annual installments, and upon such conversion Tenant shall pay or discharge punctually said installments as they shall become due and payable during the term of this lease. Landlord agrees to permit the application for the foregoing conversion to be filed in Landlord's name, if necessary, and shall execute any and all documents requested by Tenant to accomplish the foregoing result.

(3) Tenant shall be deemed to have complied with the covenants of this paragraph (a) if payment of such Taxes shall have been made either within any period allowed by law or by the governmental authority imposing the same during which payment is permitted without penalty or interest or before the same shall become a lien upon the Demised Premises, and Tenant shall produce and exhibit to Landlord satisfactory evidence of such payment, if Landlord shall demand the same in writing.

(b) All such Taxes, including assessments which have been converted into installments as set forth in the preceding paragraph (a),