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shall the rent be reduced below Three Thousand One Hundred Fifty (\$3,150.00) Dollars per annum; and in no event shall the fair value of the leased premises be increased due to the fact that the Lessee has constructed a substantial building or improvements thereon or upon property adjoining the Western boundary of Parcel No. 1 of the leased premises and lying between the Western boundary of said Parcel No. 1 and Townes Street.

Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the 1st day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful money of the United States of America.

5. TAXES AND ASSESSMENTS: In addition to the foregoing rental to be paid by the Lessee to the Lessor, the Lessee further agrees to pay and discharge all taxes, assessments, rates, charges for revenue, imposts, and all levies general and special, ordinary and extraordinary of any name, nature and kind whatsoever which may be levied, assessed or otherwise imposed upon said premises or upon any or all buildings or improvements thereon, but the Lessee shall not be required to pay any income taxes of the Lessor whether or not the same result from any sums paid under the terms of this lease to the Lessor or for the Lessor's account, nor shall the Lessee be required to pay any estate, inheritance or succession taxes which may at any time during the term of this lease be required to be paid upon any gift, devise, deed, mortgage, descent, or other alienation of any part of or all of said leased premises; and the Lessee shall exhibit or deliver to the Lessor as often as requested so to do the receipts showing the payment of the afore-said taxes, assessments, rates, charges, imposts and levies. For the year 1953, the taxes hereby required to be paid by the Lessee shall be prorated as of March 1, 1953, and upon termination of this lease as herein provided, whether at the expiration of the

R.H.J.