

its aforesaid office or to such other person at such other place as Lessor may in writing direct, the following sums:

(a) For the initial term of fifteen (15) years, $8\frac{1}{2}\%$ of the Cost per annum, payable in equal monthly installments in advance on the first business day of each month.

(b) For the first extended term of five (5) years, 4% of the Cost per annum, payable as in the initial term.

(c) For the second extended term of five (5) years, $3\frac{1}{2}\%$ of the Cost per annum, payable as in the initial term.

(d) For the third extended term of five (5) years, 3% of the Cost per annum, payable as in the initial term.

(e) For the fourth extended term of five (5) years, $2\frac{1}{2}\%$ of the Cost per annum, payable as in the initial term.

2.2 As additional rent, Lessee shall pay from the commencement of the initial term of this lease and until the termination of this lease or any extension thereof, as the same become due and payable, all taxes, assessments and other public charges levied upon or assessed against the leased premises and any buildings, structures, fixtures, or improvements located thereon, and which are, or become, a lien and/or due and payable during the term of this lease or any extension thereof. All such taxes, assessments and charges for the year in which this lease terminates shall be prorated between the parties. Nothing in this lease contained shall be construed to require the Lessee to pay any franchise, estate, inheritance, succession, capital levy, business tax, or transfer tax of the Lessor, or any income, excess profits or revenue tax or impost charged or levied upon the rentals payable by the Lessee under this lease.

2.3 In the case of any assessment for public improvements wherein the cost of the public improvement is permitted to be paid in installments, then, and in such event, with respect to such assessments and regardless of

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