

If the Lessee fails to pay any rent or other sum payable hereunder by the Lessee when the same is due and payable, the Lessee will pay interest on such overdue amount at the rate of six per cent. (6%) per annum.

§ 2.3. *Net Lease.* The rents and all other sums payable by the Lessee under this Lease shall be net to the Lessor and the Lessee shall not be entitled to any abatement of rent, reduction thereof or deduction or offset therefrom, by reason of any present or future claims of the Lessee against the Lessor of any character whatsoever; or by reason of damage to or destruction of the demised premises or any part thereof from whatever cause, the taking of said premises or any part thereof or the use thereof by exercise of the power of eminent domain; the prohibition of Lessee's use of said premises; the interference with such use; or the eviction of the Lessee by paramount title; bankruptcy or like proceedings with respect to the Lessor or acts of a trustee or receiver in such proceedings; or for any other cause, whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding. It is the intention of the Lessor and Lessee that the rents and all other sums payable by the Lessee hereunder shall continue to be payable in all events as an absolutely net rental to the Lessor unless the obligation to pay the same has been terminated in a manner provided by an express provision of this Lease. This Lease shall not terminate for any reason, whether similar or dissimilar to the foregoing, except as so provided by an express provision of this Lease.

### ARTICLE III

#### TAXES, ASSESSMENTS, INSURANCE AND MAINTENANCE

§ 3.1. *Taxes, Assessments, etc.* The Lessee will pay (except as hereinafter in § 3.2 expressly provided), as additional rent, before any fine, penalty, interest or cost may be added thereto for the non-payment thereof, all taxes, assessments (including assessments for benefits before or after the Term), water and sewer rents, rates and charges, charges for public utilities, excises, levies, license and permit fees and other governmental charges, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever which at any time during the Term may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or

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