

paid when due shall bear interest at the rate of six (6%) per cent per annum from the 10th day of the month in which the same shall become 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 hereafter placed thereon; but the Lessee shall not be required to pay any income taxes or franchise taxes of the Lessor whether or not the same result from any sums paid under the terms of this Lease to the Lessor; and the Lessee shall exhibit or deliver to the Lessor as often as requested so to do the receipts showing the payment of the aforesaid taxes, assessments, rates, charges, imposts and levies.

In the event that the Lessee fails to pay or discharge any of such taxes, assessments, rates, charges, imposts and levies that it is hereby required to pay, the Lessor shall have the right to pay the same or to redeem said premises, including improvements which may be thereon, from any sale that may be made of the same for nonpayment.

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