

state, county and municipal governments, and appropriate departments, commissions, boards and offices thereof, relating to the use of the demised premises.

5. Tenant shall and will well and truly and promptly pay the rents herein reserved, and will promptly pay all such other sums as may become due and payable in addition to rent hereunder, and all sums, if any, which may become payable on account of Tenant's default in the observance of any of the covenants herein contained on Tenant's part to be kept and performed, at the times and in the manner specified and in the installments prescribed herein for the payment thereof. This lease is a net lease, and Landlord shall not be obligated to pay any charge whatsoever against the demised property nor shall the rent be subject to any deduction whatever on account of any such charge. Landlord shall pay, or cause to be paid (and Tenant shall in no event be obligated to pay) any interest, amortization, or principal upon any mortgage now on or which may hereafter be placed upon the demised premises by the Landlord or the owners of the property. Tenant shall, and will, during the term of this lease, pay and discharge all such duties, taxes, assessments and payments, extraordinary as well as ordinary, whether foreseen or unforeseen, as shall during the term hereby demised be laid, levied, assessed or imposed upon the demised premises or any part thereof. All taxes and assessments