

organizational, administrative and operating expenses (other than indebtedness for borrowed money) of Lessor. Lessee agrees to furnish to Lessor, within 20 days after written demand therefor, a certificate of Lessee certifying the payment of all such taxes, assessments, levies, fees, rents and charges and all such utility and communication charges which are payable by Lessee as provided in this paragraph 8(a), or such other proof as may be reasonably requested by Lessor. In the event that any assessment levied or assessed against the Leased Premises or any part thereof becomes due and payable during the Interim Term or the Primary Term and may be legally paid in instalments, Lessee shall have the option to pay such assessment in instalments; and in such event Lessee shall be liable only for those instalments which become due and payable during the Interim Term or the Primary Term.

(b) Lessee shall, at its expense, comply with and shall cause the Leased Premises to comply with all governmental statutes, laws, rules, order, regulations and ordinances affecting the Leased Premises or any part thereof, or the use thereof, including those which require the making of any structural, unforeseen or extraordinary changes, whether or not any of the same, which may hereafter be enacted, involve a change of policy on the part of the governmental body enacting the same. Lessee shall, at its expense, comply with the provisions of all contracts, agreements and restrictions affecting the Leased Premises or any part thereof or the ownership, occupancy or use thereof. Lessee will not do or permit any act or thing which might materially impair the value of usefulness of the Leased Premises or which constitutes a public or private nuisance.

9. Cost of the Leased Premises. At the date hereof, the leased Premises consist of a parcel of land with a building completely constructed thereon. The Property Cost (as defined in the Bond Agreements referred to in the Trust Indenture) of the Leased Premises is \$311,162.

10. Liens. Lessee will not, directly or indirectly, create or permit to be created by it and will not permit to remain, and will promptly discharge, at its expense, any mortgage, lien, encumbrance or charge on, pledge of, or conditional sale or other title retention agreement with respect to, the Leased Premises or any part thereof or Lessee's interest therein or the Basic Rent, Additional Rent or other sums payable by Lessee under this Lease, other than