

The cost of operating and maintaining the said building shall include water and sewer rents, the cost of heating, lighting, power, fuel, labor, supplies, janitor service and insurance, and all other items properly constituting direct operating costs according to standard accounting practices as determined by Landlord, managing agent or accountant. Tenant, or its representative, shall have the right to examine Landlord's books and records with respect to items in the foregoing statement during normal business hours at any time within thirty (30) days following delivery by Landlord to Tenant of such statement. Unless Tenant shall take written exception to any items of such expenses within thirty (30) days after delivery of the foregoing statement, such statement shall be considered as final and accepted by Tenant. If this Lease terminates other than at the end of a calendar year, the additional rent, if any, under this provision for the partial year of occupancy shall be due and payable by Tenant for the period of his occupancy even though he has vacated. If the vacated Tenant has a credit due, a check will be issued forty-five (45) days after such original statement is sent. If Tenant is deficient, he shall forward payment to Landlord within thirty (30) days unless he takes written exception to such increase and in such case must notify Landlord of such exception within thirty (30) days.

2. PAYMENT OF TAXES AND OTHER ASSESSMENTS. Landlord shall pay annually all real estate taxes on the described premises existing at the commencement of this Lease. However, Tenant shall pay any and all increases in the taxes and other assessment assessed or levied against the premises over and above amounts assessed for the year 1979, as well as any special assessment imposed upon the demised premises for any purpose whatsoever during the term, whether the increase in taxation results from a higher tax rate or an increase in the assessed valuation of the demised premises or of both. Such payment shall be made by Tenant to Landlord not later than thirty (30) days following the date on which Landlord provides Tenant with written evidence of such increase. In the event the premises are less than the entire property assessed for such taxes for any such tax year, then the tax for any such year applicable to the premises shall be determined by proration as herein above defined.