

ARTICLE 13. UTILITIES

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13.01 Tenant shall pay all charges for the installation and use of water, gas, electricity, sewer and other utilities used on the Demised Premises during the term of this lease.

ARTICLE 14. TAXES

14.01 As a part of the consideration of this lease, and in addition to the cash rental hereinbefore provided, the Tenant covenants and agrees to pay, before any fine, penalty or costs be added thereto for non-payment thereof, all real estate taxes, and to make all payments on account of assessments against the Demised Premises for local improvements, which are levied or assessed against the Demised Premises and which become payable during the term hereof, when they shall respectively become due and payable, to the end that the Landlord shall receive the cash rent herein specified, free and clear of all real estate taxes, and payments on account of such assessments which become payable during the term hereof; provided, however, that Tenant shall pay only its pro rata share of said real estate taxes and assessments which become payable for the year in which the within lease commences and for the year in which it ends, and provided further, that the Tenant shall not be chargeable with, nor obligated to pay, any income, inheritance, devolution, gifts, franchise or estate tax which may be at any time levied or assessed against, or become a lien upon the Demised Premises, or the rents payable hereunder, it being the intent hereof that Tenant shall be liable for the payment of only such taxes and assessments as are commonly known as real estate taxes or real estate assessments, and are assessed against the real estate as such. Written evidence of the payment of said taxes and assessments shall be furnished by the Tenant to the Landlord upon the Landlord's written request therefor. It is expressly understood and agreed, however, that if any assessments are assessed or levied against the Demised Premises during the term or any renewal hereof and payment thereof is permitted or provided to be