

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 and upon any or all buildings or improvements thereon, but the Lessee shall not be required to pay any income taxes of the Lessor whether or not the same result from any sums paid under the terms of this lease to the Lessor or for the Lessor's account, nor shall the Lessee be required to pay any inheritance, estate, or succession taxes which may at any time during the term of this lease be required to be paid upon any gift, devise, deed, mortgage, descent, or other alienation of any part of or all of said leased premises; and the Lessee shall annually exhibit or deliver to the Lessor at the place at which the rent required hereby shall then be payable the receipts showing the payment of the aforesaid taxes, assessments, rates, charges, imposts and levies. In the event that this lease is terminated prior to the end of the term as herein provided, the taxes, assessments, and other charges hereby required to be paid by the Lessee shall be prorated as of the date of said termination.

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 of such taxes or assessments, and the amount or amounts so paid by the Lessor including reasonable expenses shall be considered additional rent due at the next rent payment date after such payment by the Lessor and shall be a lien upon the Lessee's interest in said premises.

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