

month following the date of the notice demanding said appraisal; and the rent as so adjusted shall be payable for the remainder of the then adjusted rental period and until readjusted for a subsequent adjusted rental period.

In no event, however, shall there be more than one (1) adjustment of rental with respect to any one adjusted rental period; and in no event shall the rent be reduced below Two Thousand (\$2,000.00) Dollars per annum, even though the fair value of the leased premises, exclusive of any improvements thereon, at the time of said appraisal or appraisals shall be less than Forty Thousand (\$40,000.00) Dollars; and in no event shall the fair value of the leased premises be increased due to the fact that the Lessee has constructed a substantial building or improvement thereon or on adjoining property leased or to be leased by the Lessor to the Lessee.

Any installment of rent which shall not be paid when due shall bear interest at the rate of six (6%) per cent per annum from the first day of the month in which the same was due and payable by the terms of this lease until paid by the Lessee. All of said installments of rent shall be payable in lawful money of the United States of America.

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

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