

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.

However, the Lessee shall at all times have the right to contest in good faith, in any proper proceedings, in the name of the Lessor if necessary, the payment or satisfaction of any such taxes, assessments, charges, liens, penalties or claims so agreed to be paid by the Lessee, if the validity or amount thereof, or the right to assess or levy the same against or collect the same from the said premises or improvements or estate of the Lessee, be disputed by the Lessee, but the Lessee shall, in any and all such proceedings, protect and save harmless the Lessor from all

D.B.  
R.H.P.  
P 7