

adjusted rental period; provided, however, that the failure of either or both the Lessor or the Lessee to demand an appraisal of the premises and adjustment of rental for any adjusted rental period as herein provided shall not affect the right of either to demand such appraisal and adjustment for a subsequent adjusted rental period or periods as established herein. In no event, however, shall the rent be reduced below Six Hundred Eighty-two and 50/100 (\$682.50) Dollars per annum; 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 improvements thereon or upon property adjoining the Eastern and Southern boundaries of the premises hereby leased, which property has been or is to be leased by the Lessee herein from Mallie B. Dunlap, et al, and Mary T. Nyland, respectively.

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 1st 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.

R.A.F.

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 or 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 estate, inheritance 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,