

- 5 -

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 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 become due by reason of any gift, devise, deed, mortgage, descent, or other alienation of any part of or all of said leased premises; and the Lessee shall exhibit or deliver to the Lessor as often as requested so to do the receipts showing the payment of the aforesaid taxes, assessments, rates, charges, imposts and levies. For the year 1958, the taxes hereby required to be paid by the Lessee shall be prorated as of December 1, 1958, and upon termination of this lease as herein provided, whether at the expiration of the term hereof or prior thereto, said taxes 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

f. L. E. E.

(Continued on next page)