

tional rent hereunder shall be absolutely net to Lessor (but, subject to Sections 3 and 10 hereof, shall not be net of any franchise, capital stock or similar tax of Lessor or any income or excess profits tax of Lessor determined on the basis of its net income) so that this Lease shall yield net, to Lessor, all such rents throughout the term of this Lease. Lessee will also pay Lessor, on demand, as additional rent, interest at the rate of 6% per annum on all overdue installments of Basic Rent, or amounts equal thereto, from the due date thereof until payment.

3. *Additional Rent; Legal Tender; Place of Payment.* Lessee will also pay, as additional rent, all other amounts, liabilities and obligations which Lessee herein assumes or agrees to pay, and, in the event of any failure on the part of Lessee to pay any of the same or to pay interest on overdue installments of Basic Rent, or amounts equal thereto, as above provided, Lessor or any Assignee shall have all rights, powers and remedies provided for herein or by law or equity or otherwise in the case of non-payment of the Basic Rent. All payments provided herein to be made by Lessee to Lessor or any Assignee shall be made in such coin or currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts, at the office of Lessor at Suite 405, Wilmington Trust Building, Wilmington, Delaware, or at such place or to such agent as Lessor or any Assignee from time to time may designate.

With respect to each fiscal year of Lessor, Lessee will pay to Lessor upon demand from time to time, as additional rent, the sum of (A) an amount equal to the excess of (i) the Federal income or excess profits tax, and other Federal tax imposed upon or measured by income, profits or revenues, payable by, or assessed against, Lessor, over (ii) the Federal income or excess profits tax, and other Federal tax imposed upon or measured by income, profits or revenues, which would be payable by Lessor on application to rent hereunder and under the other leases in this paragraph referred to of the principles stated in the ruling of the Internal Revenue Service dated July 7, 1959 and addressed to Leased Stations, Inc., c/o George S. Dillon, Shearman & Sterling & Wright, 20 Exchange Place, New York 5, New York, (B) an amount