

- Page Three -

V. TAXES

Lessee shall pay, before the same shall become delinquent, all taxes, rates, levies, benefit assessments and charges of any kind, general or special, which during the term hereof may be payable or lawfully assessed upon the premises. Taxes for the year 1962 shall be adjusted proportionately as to the time this Lease is in effect.

VI. LESSEE'S IMPROVEMENTS

(a) During the term of this Lease, Lessee shall have the right to construct upon the premises any buildings or other structures that it desires; provided, however, that all of such construction shall be in good and workmanlike manner and of Basic AAA Fire Rated Material. Upon the termination of this lease, by expiration of time or otherwise, said construction shall remain part of the premises and shall belong to Lessor.

VII. MAINTENANCE

Subscribed
AS

During the term of this lease, Lessee shall be responsible for the complete maintenance of the premises and any improvements thereon and shall, during the term of this lease, keep the premises free from nuisance, rubbish and accumulation of ice and snow. Lessee will, at all times, maintain any improvements it puts on the premises in first class condition and in good order and repair.

VIII. LIENS

Lessee will not permit or suffer any mechanic or material-men's liens to be placed against the premises. In the event any such liens are filed, Lessee shall immediately discharge them; provided however, that Lessee shall have the right to contest the validity or amount of such liens until such time as it shall be finally adjudicated; provided that adequate and satisfactory bond is placed with Lessor to cover any contested loss. If such adjudication is adverse to the Lessee, it shall immediately pay such lien.

IX. SUB-LEASE AND ASSIGNMENT

Lessee shall have the right to sub-lease or assign this lease,

(Continued on Next Page)