

IV

The Lessor further covenants and agrees:

(a) To pay taxes, assessments, or liens that may be made against or levied upon said premises during the term of this lease; provided, however, the Lessee shall assume and pay the amount of all ad valorem property taxes exceeding an amount two times the amount of such taxes paid for the first year of this lease in which assessment is made upon the building hereinabove designated.

(b) To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements required by any legally constituted authority shall be made by the Lessor.

(c) To insure the aforesaid building to be constructed on the leased premises at the full insurable value thereof against damage from fire, windstorm, and other casualties commonly included within the term "extended coverage," and to furnish the Lessee with a copy of said policy or certificate of insurance showing the insurance in force and effect.

V

The Lessee further covenants and agrees:

(a) To pay the rent as stipulated above, and to pay or reimburse the Lessor the amount of any annual ad valorem property taxes in excess of two times the amount of such taxes for the first year of this lease in which taxes are paid on the building to be constructed as provided herein, such payment to be made prior to the date upon which such taxes are due to be paid.

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