

but with appropriate reductions similar to the tax exemptions, if any, which would be afforded Lessee if it were the owner of the Leased Premises. For the sole purpose of enabling Lessee to comply with the aforesaid obligation it is agreed that Lessor in cooperation with Lessee (i) shall cause the Leased Premises to be valued as if privately owned as aforesaid for purposes of the said taxes by the appropriate officer or agency; (ii) shall cause to be appropriately applied to the valuation or valuations so determined the respective rate or rates of such taxes that would be applicable to the Leased Premises if owned by Lessee; and (iii) shall cause the respective appropriate officer or officers charged with the duty of levying and collecting such taxes to submit to Lessee, when the respective levies are made for purposes of such taxes upon property privately owned as aforesaid, a statement specifying the amount and due date or dates of such taxes which the county, school district and other political units would receive if such property were so privately owned. Lessee agrees to pay to the aforesaid taxing authorities annually when due, as additional rent, the sums hereinabove required to be paid to the aforesaid taxing authorities, subject in each case to Lessee's rights as set forth in Section 13.02 to contest the validity or amount of Lessee's obligation to make such payments.

Section 6.03. Utility Services. Lessee shall pay all utility and other charges in connection with the Leased Premises.

Section 6.04. Fees and Expenses of Trustee. Lessee shall pay all of the fees and expenses of the Trustee and any paying agents acting under the Indenture.

#### ARTICLE VII

##### Indemnification and Non-Liability of Lessor

Section 7.01. Lessee agrees that it will at all times protect and hold Lessor harmless against claims for losses, damages