on account of charges paid by Lessee shall belong and be paid to Lessee.
Lessor agrees to render to Lessee all reasonable assistance, at no expense to
Lessor, on contesting the validity or amount of any such charges, including
joining in the signing of any protests or pleadings which Lessee may deem it
advisable to file. During any such contest, Lessee shall (by the payment of such
disputed charges, if necessary) prevent any foreclosure of or any divesting thereby
of Lessor's title, reversions or other interest in or to the leased premises and
will further (by the payment of such disputed charges, if necessary) prevent the
public sale or foreclosure of any lien for any such charges.

(f) In the event Lessee fails to pay any such charges as hereinbefore
provided (and the same is not being contested in accordance with the provisions
hereof) or Lessee otherwise fails to comply with the provisions of this Article 3,
then and in that event Lessor may, but shall not be obligated to, pay the same and
add the amount paid, together with interest at the rate of 12% thereon, to the
amount of the next monthly installment of rent to be paid by Lessee hereunder.

(g) Lessee covenants and agrees that, throughout the term of this
Lease, or any extension or renewal thereof, Lessee shall list or return the leased
premises for ad valorem tax purposes, said listing or returning to be made during
the required period with each and every taxing authority exercising or having the
right to levy or impose ad valorem or other taxes on the leased premises.

ARTICLE 4

Utility Charges

Throughout the term of this Lease, Lessee shall pay, or cause to be
paid by sublessees or others, when due, any and all charges for gas, water, sewer,
electric light and power, heat,telephone and other utilities and for all other public
services rendered to or supplied upon the premises and the improvements thereon,
and Lessee shall indemnify and save harmless the Lessor against any and all
liabilities or claims against the Lessor and/or the leased premises by reason of
any such charges therefor.