

be due and payable for the preceding lease year, within (thirty 30) days after
Landlord gives Lessee notice of the amount of such additional rent.

WARRANTY AND QUIET POSSESSION

4. Lessor warrants that it owns the demised premises and that there are
no liens or encumbrances thereon, and that Lessor has full and unrestricted rights
to lease the demised premises to Lessee during the term of this lease and guarantees
during the term of this lease uninterrupted right of use and possession of the
premises to the Lessee. Lessor warrants that said demised premises are properly
zoned for the use intended by Lessee, and that there are no ordinances, restrictions
or federal, state and municipal laws restricting such use.

TAXES AND ASSESSMENTS

5. The Lessee further covenants, promises and agrees to bear, pay and
discharge (in addition to the rents specified) all taxes, assessments and levies,
general and special, ordinary and extraordinary, of every name, nature and kind
whatsoever, which may be lawfully taxed, charged, assessed, levied or imposed upon
said demised premises, and/or upon any and all buildings and improvements at any time
situated thereon. Nothing contained in this lease shall be deemed to be a consent
by the Lessee to the levy of, or an agreement by the Lessee to pay, any taxes,
assessments, impositions or levies, which could not be lawfully levied in the absence
of such consent or agreement.

It is further understood that nothing herein contained shall be construed
to impair or prejudice the rights of the Lessee in good faith to pay under protest,
or contest to final judgment or decree in courts of last resort the payment of
any tax, assessment, lien, imposition, levy or charge which may be levied or
imposed upon said premises or the leasehold estate created hereby or otherwise
and which are, by the terms of this lease, required to be paid by the Lessee.

MAINTENANCE OF THE PREMISES

6. During the term of this lease, Lessee shall be responsible for and
shall perform all repairs, replacements and maintenance of the completed buildings
and furnishings of Lessee contained therein.

INSURANCE

7. The Lessee further covenants and agrees with the Lessor that it will
at all times during the term hereof, and at its own expense, keep any building or
buildings which have been constructed at any time and after the date hereof upon
said demised land, insured against loss by fire or other casualty covered by the
customary form of fire and extended coverage insurance in use from time to time

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