

upon said premises, including charges for water, telephone, electricity and sewer rent, if any, except as hereinafter provided.

6. LESSOR COVENANTS AND AGREES:

(a) To pay all land and improvement taxes, sewerage, street paving or any special assessments whatsoever which may be made, assessed or charged by the Federal or State government or any political subdivision or proprietary agency thereof against said leased premises during the term of this lease, or any renewal thereof. LESSOR shall furnish to COMPANY annually, without notice, tax receipts and other evidences of payment of the taxes and assessments hereinabove referred to. **COMPANY WILL PAY INCREASE IN REAL ESTATE TAXES OVER THE BASE YEAR 1976 TAXES.**

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(b) If LESSOR is subletting said premises to COMPANY, that LESSOR'S lease is not in default and that LESSOR has the right under said lease, a copy of which is attached hereto, to enter into and execute this lease with the COMPANY for the purposes and upon the terms and conditions herein contained.

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(c) That COMPANY shall have the continuing option during the full term of this lease and any renewal or extension thereof of purchasing the said leased premises and improvements thereon, including any rights and all privileges and easements on adjoining lands, for the sum of NONE. COMPANY shall have the right of exercising this option by giving thirty (30) days' written notice to LESSOR of its intention to purchase the premises for said sum and immediately upon receipt of said notice LESSOR shall, not later than thirty (30) days after receipt, furnish to COMPANY an abstract of title which shall reveal that the property is free of all liens, easements, restrictions and encumbrances and that such title, when conveyed by LESSOR by a good and sufficient general warranty deed, shall be good and marketable and such as can be insured, at usual rates, by a reputable title insurance company satisfactory to COMPANY. Upon COMPANY'S approval of title in writing to LESSOR, and delivery of the purchase price, LESSOR shall contemporaneously deliver a general warranty deed, with revenue stamps affixed thereto, to COMPANY. This option to purchase shall be a continuing, irrevocable offer by LESSOR, or its

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