

(subject to such owner's right to avail itself of any legally available grace periods, provided the exercise of such right does not adversely affect the rights of any other owner of a portion of the Subject Property to use the Service Facilities) all general real estate taxes and special assessments levied and assessed on the land owned by such party in the Subject Property and all improvements thereon, including all land and improvements thereon included in Service Facilities. If any such taxes or assessments may be paid in installments any such owner may pay, or cause to be paid, each such installment as and when the same becomes due and payable.

(b) Notwithstanding any other provision of this Section 9 should any owner of a portion of the Subject Property deem any tax or assessment or any part thereof (including the rate thereof, the assessed valuation of the property in question or any other appropriate aspect thereof) or any other item to be paid by such owner pursuant to this Section 9 to be excessive or illegal, such owner or its designee shall have the right to contest the same, at such contesting party's cost and expense, and shall have the further right to defer payment thereof so long as the validity or amount thereof is contested in good faith and the payment thereof would affect or extinguish the right to prosecute such contest; provided, however, that if at any time payment of the whole or any part thereof shall become necessary to prevent foreclosure of the lien for any such unpaid tax or assessment, because of the