- 5. REAL ESTATE TAXES: During the term of this Lease, Tenant covenants and agrees to pay at its expense, all taxes lawfully charged or assessed against the demised premises and the improvements thereon, provided, however, that Tenant shall not be liable for the payment of (a) income, sales, use, excise or other tax imposed on the rents or other sums payable to Landowner hereunder, or (b) estate, inheritance, successors or legacy tax or gift tax or capital gains tax or other tax imposed on any transfers of the interest of Landowner. Taxes for the first and last year shall be prorated between Tenant and Landowner according to the time of possession of said premises by each.
- 6. INSURANCE COVERAGE: Tenant further covenants and agrees to maintain and pay the cost of fire and extended coverage insurance

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