

first twelve months of the Lease term shall be made monthly on or before the first day of each month.

3.3 Place of payment. Rent shall be payable at such place as the Lessor may specify, in writing, from time to time, and a place once specified as the place for the payment of rent shall be such until it shall have been changed by written notice given unto the Lessee by the Lessor, in the manner hereinafter prescribed for the giving of notice.

3.4 Net lease. It is the purpose and intent of the Lessor and Lessee that the rent, hereinabove provided to be paid to the Lessor by the Lessee, be absolutely net to Lessor, so that this Lease shall, except as hereinafter provided to the contrary, yield net to Lessor the rent, as hereinabove provided, to be paid in each year during the term of this Lease, and that all costs, expenses, and obligations of every kind or nature, whatsoever, relating to the demised premises, or any improvements thereon, which may arise or become due during the term of this Lease, shall be paid by the Lessee and that the Lessor shall be indemnified and saved harmless by the Lessee from and against the same. Nothing herein contained shall be deemed to require the Lessee to pay or discharge any liens or mortgages of any character whatever which may hereafter be placed upon the demised premises by the affirmative act of the Lessor; except that it is understood and agreed that the Lessee shall pay and discharge temporary and permanent mortgages referred to in Article 12 hereof.

Article 4

Payment of Taxes, Assessments, and Other Charges

4.1 Lessee's obligations. The Lessee covenants and agrees with the Lessor that the Lessee shall pay, before any fine, penalty, interest, or cost may be added thereto, or become due or be imposed by operation of law for the nonpayment thereof, all taxes, assessments, water and sewer rents, rates and charges, transit taxes, charges for public utilities, excises, levies, licenses and permit fees and other