

governmental charges, general and special, ordinary and extraordinary, unforeseen and foreseen, of any kind and nature, whatsoever, which at any time during the term of this Lease may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or in respect of, or become a lien on, the demised premises, or any improvements thereon, or any part thereof or any appurtenance thereto, the rent and income received by the Lessee from subtenants, any use or occupation of the demised premises, and such franchises as may be appurtenant to the use of the demised premises, or any document (to which the Lessee is a party) creating or transferring an interest or estate in the demised premises.

4.2 Obligations altered. Nothing herein contained shall require the Lessee to pay municipal, state, or federal income taxes assessed against the Lessor, municipal, state, or federal capital levy, estate, succession, inheritance, or transfer taxes of the Lessor, or corporate franchise taxes imposed upon any corporate owner of the fee of the demised premises; provided, however, that if at any time during the term of this Lease under the laws of the State of South Carolina or any political subdivision thereof a tax on rents is levied or assessed against the Lessor or the net rent as a substitution in whole or in part for taxes now assessed or imposed by such State or any political subdivision thereof on the demised premises or any improvements thereon, then such taxes shall be paid by the Lessee, provided that the Lessee shall not in any event be obligated to pay in respect thereof any taxes in an amount in excess of the amount which would have been payable by the Lessor by way of such substitute tax had the rents upon which such tax was imposed been the sole taxable income of the Lessor for the relevant year in question.

4.3 Mode of payment. The parties hereto agree that the Lessee shall pay the taxes and other charges as enumerated in this Article of the Lease and shall deliver official receipts evidencing such