

whatsoever, extraordinary as well as ordinary, and each and every installment thereof together with all interest and penalties thereon, which shall or may during the Demised Term be levied, assessed or imposed on, or become a lien upon, or become due or payable out of, or for, or by reason of the use or occupancy of the Demised Premises or any part thereof, the Lessee's or the Lessor's interest in the real property described on Exhibit "A" hereto and the improvements located thereon, or any buildings, appurtenances, or equipment now or hereafter erected or placed thereon or therein or any part thereof, or the sidewalks or streets in front of or adjoining the Demised Premises, including further any rent tax which may now or hereafter be imposed in addition to or in lieu of real property ad valorem taxes. All taxes levied, assessed or imposed in lieu of or in addition to the foregoing shall be paid by Lessee together with all interest and penalties thereon, under or by virtue of all present or future laws, ordinances, requirements, orders, directions, rules or regulations of the federal, state, county and city or local governments and of all other governmental authorities whatsoever. Lessee shall pay all taxes and assessments which shall prior to or during the Demised Term be levied, assessed or imposed on or become a lien upon the personal property of Lessee located upon the Demised Premises. Lessee shall be deemed to have complied with the covenants of this Section 12.1 if payment of such rents, taxes, assessments, rates and charges, sanitary assessments, and other governmental impositions and charges, shall have been made within any grace period allowed by law or by the governmental authority imposing the same during which payment is permitted without penalty or interest, and either before the same shall become a lien upon