

1,291.67

of One Thousand Two Hundred Ninety-One and 67/100 (\$ 1,291.67) Dollars each, in advance upon the first day of each month during the term of this Lease.

5. Taxes.

(a) Lessor shall pay, during the term of this Lease, to the Public officers charged with the collection thereof, promptly as the same shall become due, all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this Lease, and that may hereafter, during the term of this Lease, be levied, assessed, charged, or imposed upon the leased premises described herein and/or the improvements which now or hereafter may be located thereon.

(b) Lessee shall, during the term of this Lease and all extensions or renewals thereof, pay, as the same shall become due, all sales tax, personal property tax or use tax, if any, imposed by state law or by city or county ordinance upon any property or improvement actually purchased and installed by Lessee to be used in the course of its business, or inventory store on the premises by Lessee.

(c) If the real estate taxes and assessments, both general and special, assessed against the premises for any lease year shall exceed such taxes assessed against the premises during the first tax year during which the leased premises shall be assessed as improved property, for the said lease year, Lessee shall pay to Lessor as rent, in addition to all other rents payable, the amount of such excess.

6. Insurance.

(a) Lessor shall maintain replacement value insurance during the term of this Lease, and shall pay the cost of initial and renewal premiums therefor and present receipted bills therefor to Lessee, which shall cover Lessor and Lessee, as their interest shall appear, insuring the leased premises against loss or damage by fire, lightning, and such perils as are from time to time comprehended within the term "Extended Coverage". Replacement value insurance on the contents and trade fixtures installed by Lessee shall be the responsibility of Lessee.

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