

assessments, charges or fees, including inspection or license fees which may be lawfully levied, assessed or imposed against the Demised Premises by reason of the use or uses to which Sublessee puts the Subleased Property or any of Sublessee's property (including Sublessee's Equipment); provided, however, that Sublessor covenants and agrees to pay real estate taxes owed under an agreement for the payment of certain amounts in lieu of such taxes pursuant to the terms of the Primary Lease.

ARTICLE V

Sublessee's Equipment

Sublessor agrees that Sublessee may at any time and from time to time during the term of this Sublease, and in compliance with the terms of the Primary Lease, install, maintain and replace personal property, machinery and equipment used or procured for use in connection with the operation of the business of Sublessee. All such personal property, machinery and equipment are hereinafter referred to as "Sublessee's Equipment". Sublessor agrees that Sublessee's Equipment shall be and remain the property of Sublessee. Sublessor covenants and agrees that Sublessee may remove Sublessee's Equipment at its own cost and expense at any time and from time to time during this Sublease, and Sublessee