

rent. On default of the Lessors in making repairs, maintenance and replacements that they are required to make, the Lessees may, but shall not be required to make such repairs, maintenance and replacements for the Lessors' account, and the Lessees may request reimbursement of the expense from the Lessors or the expense thereof may be offset against the next monthly rental payment; provided, however, that the Lessees shall present to the Lessors evidence of payment for such repairs, maintenance and replacements prior to requesting such reimbursement or offsetting against the next monthly rental payment.

3. Assignment. The Lessees shall not assign, mortgage, or encumber this Lease, nor sublet or permit the premises or any part thereof to be used by others, without the prior written consent of the Lessors in each instance.

4. Net Rent. It is the intention of the Lessors and Lessees that the rent herein specified shall be absolutely net to the Lessors in each year during the term of this Lease, and that all taxes, costs, expenses, and obligations of any nature whatsoever, including, but not limited to, ad valorem property taxes, any assessments except those which are in the nature of an assessment by a governmental authority for capital improvement to the premises, charges for public utilities, water and sewer rents and charges, licenses and permit fees and other governmental charges, relating to the leased property, which may arise or become due during the term of this Lease, shall be paid by the Lessees, and that the Lessors shall be indemnified and held harmless by the Lessees from and against the same. The Lessee shall, however, be under no obligation to pay interest on any mortgage on the fee of the leased property, any franchise or income tax payable by the Lessors, or any gift, inheritance, transfer, estate, or succession tax by reason of any present or future law which may be enacted during the term of this Lease.

5. Insurance. (a) At all times subsequent to the commencement date of the original term of this Lease and during the full term (including any renewal term), the Lessees shall keep the leased property insured, at their

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