

the sum of Four Thousand One Hundred Sixty Six and 67/100ths (\$4,166.67) Dollars per month, payable in advance, upon the first day of each and every calendar month for and during the term of this Lease.

5. Taxes. The Lessee shall pay any and all taxes including ad valorem taxes and sales taxes, on or in connection with the leased premises and the business operated thereon. If the Lessee shall default in the payment of any taxes or assessments required to be paid by Lessee hereunder, Lessor shall have the right to pay the same, together with any penalties and/or interest, in which event the amount so paid by the Lessor shall be paid by the Lessee to Lessor on demand, together with interest at the highest legal rate of interest then available from date of payment hereof by Lessor and, if not so paid by Lessee, may be collected by Lessor in the same manner as rent.

6. Insurance.

(a) Lessee shall maintain insurance during the term of this Lease, as provided for in this Subsection 6(a), and shall pay the cost of initial and renewal premiums therefor and present receipted bills therefor to Lessor.

Insurance shall cover Lessor and Lessee, as their interests shall appear and shall be maintained as follows:

(i) Replacement value insurance on all buildings, structures or other improvements now or at any time hereafter constituting a part of 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."