

assignment or sublease. An unauthorized assignment, sublease, or license to occupy by Tenant shall be void and shall terminate the Lease at the option of Landlord.

Each party (Landlord and Tenant) hereby covenants and agrees with the other that each will, within Twenty (20) days after written request for the same, give to the other a statement of the status of the Lease in writing and truthfully so as to show whether the Lease is in good standing, and, if it is not, the particulars in which it is not; and the failure within such Twenty (20) day period to give such written statement of the status of the Lease shall constitute a representation that the Lease is in good standing which representation any person may rely upon as being true and correct.

ARTICLE VII  
PAYMENT OF TAXES

1. The Tenant covenants and agrees with the Landlord that the Tenant will pay, before any fine, penalty, interest, or cost may be added thereto, or become due or be imposed by operation of law for the nonpayment thereof, all ad valorem real property taxes assessments, water and sewer rents, rates and charges, charges for public utilities, excises, levies, licenses and permit fees and other governmental charges, which at any time during the term of this Lease may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or in respect of, or become a lien on, the demised premises, or any improvements thereon, or any part thereof or any appurtenance thereto as well as any tax, charge or assessment imposed on or as a result of the rent and income received by the Tenant from subtenants, any uses or occupation of the demised premises, or any document (to which the Tenant is a party) creating or transferring an interest or estate in the demised premises, including this Lease Agreement. In the event any assessment includes property other than the leased premises, then the parties shall make an equitable apportionment based on the ratio of the fair market value of the leased property over the fair market value of the entire property assessed.

2. Nothing herein contained shall require the Tenant to pay municipal, state, or federal income taxes assessed against the Landlord, municipal, state, or federal capital levy, estate succession, inheritance, or transfer taxes of the Landlord, or corporate franchise taxes imposed upon any corporate owner of the fee of the demised premises.

3. The parties hereto agree that the Tenant shall pay the taxes or other charges as enumerated in this article of the Lease and shall deliver copies of receipts evidencing such payment unto the Landlord at the place at which rental payments are required to be made upon the request of the Landlord for copies of such receipts. Notwithstanding the foregoing, the Tenant shall have the right to contest in good faith the validity of any tax, charge or other charges as enumerated herein without being in default hereunder as to its obligation to pay the same provided the Tenant gives Landlord notice of Tenant's intention to do so. In the event that any taxes, assessments or other charges called