

and that may thereafter, 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) Tenant shall request the appropriate governmental authority to mail any and all real estate tax bills described Subsection 6 (a) hereof to Tenant at the Leased Premises or at such other address as Tenant shall designate, but the failure of Tenant to receive any such bill for taxes shall not relieve it of its obligation to pay such taxes and assessments, both general and special, as the case may be, when the same are due and owing. If Landlord shall receive bills for any or all of the taxes which Tenant is obligated to pay pursuant to this Section 6, Landlord shall deliver to Tenant such bills at least Ten (10) days prior to the date when payment is due. Tenant will, if requested, furnish to Landlord, within Sixty (60) days after the date whenever any such real estate taxes and assessments are payable by Tenant, as provided in this Section, official receipts of the appropriate taxing authority, if available, or if such official receipts are not available, then other proof reasonably satisfactory to Landlord evidencing the payment thereof.

(c) If Tenant shall default in payment of any taxes or assessments required to be paid by Tenant hereunder, Landlord shall have the right to pay the same, together with any penalties and/or interest, in which event the amount so paid by the Landlord shall be paid by the Tenant to Landlord on demand, together with interest thereon at the rate of Ten (10%) percent per annum from the date of payment thereof by Landlord, and if not so paid by Tenant, may be collected by Landlord in the same manner as rent.

7. Insurance.

(a) Tenant shall maintain insurance during the term of this Lease, as provided for in this Subsection 7 (a), and shall pay the cost of initial and renewal premiums therefor and present receipted bills therefor to Landlord.

Insurance shall cover Landlord and Tenant, as their interests shall appear and shall be maintained as follows:

(CONTINUED ON NEXT PAGE)