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5. Taxes.

(a) Lessor shall pay, during the term of this Lease, to the public officers charged with the collection thereof, promptly as the same shall become due, all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this Lease, and that may hereafter, 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) Lessee shall, during the term of this Lease and all extensions or renewals thereof, pay, as the same shall become due, all sales tax, personal property tax or use tax, if any, imposed by state law or by city or county ordinance upon any property or improvement actually purchased and installed by Lessee to be used in the course of its business, or inventory stored on the premises by Lessee.

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~~(c) Lessee shall pay, in addition to all other sums payable by Lessee under this Lease, all taxes and assessments levied or assessed on the personal property of Lessee located on the premises, and that may hereafter, 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.~~

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6. Insurance.

(a) Lessor shall maintain replacement value insurance during the term of this Lease, and shall pay the cost of initial and renewal premiums therefore and present receipted bills therefore to Lessee, which shall cover Lessor and Lessee, as their interests shall appear, insuring 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." Replacement value insurance on the contents and trade fixtures installed by Lessee shall be the responsibility of Lessee.

(b) Lessee shall maintain public liability insurance against claims for bodily injury or death and for injury to or destruction of property occurring upon, in or about, or arising from the leased premises, such insurance to afford protection to a limit of not less than Three Hundred Thousand ($300,000.00) Dollars in respect to bodily injury or death suffered by any one person, and to the limit of not less than Five Hundred Thousand ($500,000.00) Dollars in respect to any one occurrence, and to the limit of not less than Fifty Thousand ($50,000.00) Dollars in respect to damage to or destruction of property arising out of any one accident. Said policy of Insurance shall name both Lessee and Lessor as [illegible] any [illegible].