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or shall relieve the Lessee from its liability to pay the full net rent and additional rent and other charges payable under this lease or from any of its other obligations under this lease, and the Lessee waives any rights now or hereafter conferred upon it by statute or otherwise to quit or surrender this lease or the leased premises or any part thereof, or to any suspension, diminution, abatement or reduction of rent on account of any such destruction or damage.

4. Taxes:

(a) The Lessee shall, as additional rent, pay all real estate taxes, assessments, water and sewer rents, and other charges, ordinary or extraordinary, foreseen or unforeseen, general or special, as shall from and after the date hereof, be assessed upon the leased premises. Payment of all such assessments shall be made on or before the last day when payment may be made without interest or penalty. The Lessee may, when permitted by the appropriate governmental authority, pay any such assessment over a period of time, provided, however, that the entire amount of such assessment shall be paid by the Lessee not later than one year before the expiration of the term of this Lease.

(b) The real estate taxes, assessments, water and sewer rents, utilities, and other charges, for the tax year in which the term of this lease shall begin, as well as for the year in which this lease shall end, shall be apportioned so that the Lessee shall pay only those portions thereof which correspond with the portions of such years as are within the lease term. (Nothing in this lease shall require or be construed to obligate the Lessee to pay any tax, assessment, charge or levy upon the rent reserved under this lease; provided, however, that in any case where a tax must be levied, assessed or imposed

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