

Section 6.03. Lessee Subrogated to the Lessor's Rights.

To the extent of any payments (except the payments in lieu of taxes made by Lessee pursuant to Section 6 of the Act) of additional rent by Lessee under Section 6.01 or 6.02, Lessee shall be subrogated to the Lessor's rights in respect to the proceedings or matter which resulted in the payment of additional rent pursuant to Sections 6.01 and 6.02 and any recovery by the Lessor or release to the Lessor of moneys in such proceedings or matter shall be used to reimburse Lessee for the amount of such additional rent so paid by Lessee, provided always that the Basic Rent is paid in the manner and at the times herein set forth. In addition, after the Bonds shall have been paid and discharged, Lessee shall have the right to set off the amounts of any additional rent paid under this Article VI against any cash rentals thereafter accruing hereunder to the Lessor.

Section 6.04. Utility Services.

Lessee agrees to pay or cause to be paid all charges for gas, water, sewer, electricity, light, heat, power, telephone, and other utilities and services, used, rendered or supplied to, upon or in connection with the Leased Premises. Lessee agrees that Lessor is not, nor shall it be required to furnish to Lessee or any other occupant of the Leased Premises, any gas, water, sewer, electricity, light, heat, power or any other facilities, equipment, labor, materials or services of any kind.

Section 6.05. Fees and Expenses of Trustee and

Lessor. Lessee agrees to pay as additional rent, or cause to be paid, all of the fees and expenses of the Trustee (as defined in Section 21.01) acting under the Indenture (as defined in Section 21.01) whether or not such fees or expenses are payable before the commencement of, during, or after the expiration of the term of this Lease. Lessee also agrees to pay as additional rent the reasonable expenses of the Lessor which are incurred with the prior written approval of the Lessee in connection with administering the Leased Premises.

Section 6.06. Lessee to Furnish Proof of Payment

of Taxes, Etc. Lessee covenants to furnish to Lessor, promptly upon request, proof of the payment of any tax, assessment, and other governmental or similar charge, and any utility charge, which is payable by Lessee as provided in this Article.

Section 6.07. Proration.

Upon expiration or earlier termination of this Lease (except for the termination hereof pursuant to the provisions of Article XVI) real estate taxes, assessments and other charges which shall be levied, assessed or become due upon the Leased Premises or any part thereof shall be prorated to the date of such expiration or earlier termination.

ARTICLE VIILiensSection 7.01. Permitted Liens.

Subject to Sections 14.01 and 15.02, Lessee will not create or permit to be created or to remain, and will discharge, any lien, encumbrance or charge (other than a lien, encumbrance or charge created