

(\$324,000.00), payable in One Hundred Twenty (120) equal successive monthly installments of Two Thousand Seven Hundred Dollars (\$2,700.00), each, in advance upon the first day of each and every calendar month during the term of this Lease.

5. Taxes.

(a) Lessee shall pay, during the term of this Lease, to the public officers charged with the collection thereof, promptly as the same shall become due, (i) sales, personal property or use taxes, if any, imposed by State law or City or County ordinance upon any property purchased and installed by Lessee and (ii) 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 request the appropriate governmental authority to mail any and all real estate tax bills described in Subsection 5 (a) hereof to Lessee at the leased premises or at such other address as Lessee shall designate, but the failure of Lessee to receive any such bill for taxes shall not relieve it of its obligations to pay such taxes and assessments, both general and special, as the case may be, when the same are due and owing. If Lessor shall receive bills for any or all of the taxes which Lessee is obligated to pay pursuant to this Section 5, Lessor shall deliver to Lessee such bills at least ten (10) days prior to the date when payment is due. Lessee will, if requested, furnish to Lessor, within sixty (60) days after the date whenever any such real estate taxes and assessments are payable by Lessee, as provided in this Section, official receipts