

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 of the appropriate taxing authority, if available, or if such official receipts are not available, then other proof reasonably satisfactory to Lessor evidencing the payment thereof.

(c) If Lessee shall default in payment of any taxes or assessments required to be paid by Lessee hereunder, Lessor shall have the right to pay the same, together with any penalties and/or interest, in which event the amount so paid by the Lessor shall be paid by the Lessee to Lessor on demand, together with interest thereon at the rate of Eight (8%) per cent per annum from the date of payment thereof by Lessor, and if not so paid by Lessee, may be collected by Lessor in the same manner as rent.

6. Insurance.

(a) Lessee shall maintain insurance during the term