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with the written consent of the Lessor after full compliance with all covenants herein contained by the lessee to be kept and performed and upon the express covenant of the assignee to perform all the covenants herein then remaining to be performed by the Lessee, and the agreement of such assignee in writing to abide by all the terms, conditions and forfeitures of this Lease; and on condition that such assignee and succeeding assignee shall be subject to the same terms as to future assignments; it being understood and agreed, however, that the Lessor will consent, upon request of the Lessee or its assigns, to such assignment to any responsible and reliable corporation, partnership or individual upon approval of the Lessor of the responsibility and reliability of such proposed assignee.

Seventh: It is further agreed that the Lessor shall at its option, have the right without obligation to inquire into the validity thereof, at all times during the term of this lease, to pay any rates, taxes, assessments, water rents, liens or indebtedness upon said premises and reversionary interests remaining unpaid after the same have become due and payable and to procure and pay for insurance or renewal thereof, and to pay, cancel and clear off all the sales, liens, charges and claims upon or against said demised premises or reversionary interests therein, and to redeem said premises from the same, or any of them, from time to time, and the amount so paid and advanced by the Lessor, including reasonable expenses, shall be so much additional rent due from the Lessee at the next payable rent day after any such payment, and all such sums so paid and advanced by the Lessor, together with overdue rent shall bear interest at eight per cent (8%) per annum from the date of such advance so long as it remains unpaid by the Lessee and out of the hands of the Lessor.

Eighth: The annual rental, payable in advance, on said premises, for the first five (5) years of this term shall be the sum of thirty-six hundred dollars (\$3600.00) per annum, and thereafter a sum to be determined as herein provided. At the end of said five (5) year term and at the end of each ten (10) succeeding years thereafter, said premises shall be revalued and the reasonable rental value thereof shall be determined by three (3) appraisers, who shall be selected at least six months prior to the time above specified for such revaluation, to be placed on said premises; the parties may select appraisers as in paragraph fifteen herein provided, and if unable to agree, any court of competent jurisdiction of the district within which said premises are located, or the judge thereof, may, upon reasonable written notice, appoint said appraisers, who shall thereupon ascertain the fair and reasonable rental value for such succeeding term, and said amount so found by a majority of said Board in writing shall be the rental on said premises for said term; provided, that said rental value per annum shall be approximately and as nearly as may be an amount equal to six per cent (6%) of the market value of the within described tract. It is agreed that in ascertaining the value of said tract, the valuation shall be fixed on a basis of the actual fair market value of the leased premises at the time of each such appraisement without including the value of the improvements thereon, but in determining such value there shall be taken into consideration the value of adjacent lands, exclusive of improvements thereon, but considering the character of the improvements on all and each of such tracts, including the premises herein involved, and a value fixed which shall be reasonable, fair, and in keeping with the reasonable valuations of such adjacent lands, exclusive of improvements, but with reference to the uses and purposes and locations for business purposes thereof.