

successors and assigns by following the Procedures set forth in Section 403 below concerning the inclusion of certain language in all deeds, leases and contracts, including construction contracts.

~~B.~~ ~~[314]~~ B. [§314] Responsibilities of the Agency

The Agency, without expense to the Redeveloper or assessment or claim against the Site, shall perform all work specified herein and in the Scope of Development (Attachment No. 5) for the Agency to perform within the times specified in the Schedule of Performance (Attachment No. 4).

~~C.~~ ~~[s315] Taxes, Assessments.~~ C. [§315] Taxes, Assessments, Encumbrances and Liens

The Redeveloper shall pay when due all real estate taxes and assessments assessed and levied on the Site for any period subsequent to conveyance of title to or delivery of possession of the Site. Prior to the conveyance of a Certificate of Completion, the Redeveloper shall not place or allow to be placed on the Site any mortgage, trust deed, encumbrance or lien unauthorized by this Agreement. The Redeveloper shall remove or have removed any levy or attachment made on the Site (or any ~~Portion~~ portion thereof), or shall assure the satisfaction thereof, within a reasonable time, but in any event prior to a sale thereunder. Nothing herein ~~constrained~~ contained shall be deemed to prohibit the Redeveloper from contesting the validity or amounts of any tax, assessment, encumbrance or lien, nor to limit the remedies available to the Redeveloper in respect thereto; notwithstanding, neither the Agency nor the City of Hawaiian Gardens may at any time designate the Site or any property or business in, on or about the Site, or any other property or business located at or near the Site on property now owned or hereafter acquired by Redeveloper as a special assessment district or single out the Site, or any property or business in, on or about the Site, or any other property or business located at or near the Site on property now owned or hereafter acquired by Redeveloper, for greater tax assessments or treatment (including, but not limited to, business license or other taxes) that established for all other properties or businesses within the City of Hawaiian Gardens, nor may any such taxes, assessments or treatment (including, but not limited to, business license or other taxes) be hereafter increased by any percentage greater than such increases for all other properties and businesses within the City of Hawaiian Gardens. Any owner of the Site or any property or business in, on or about the Site, or any other property or business located at or near the Site on property ~~thereto.~~ now owned or hereafter acquired by Redeveloper shall have the right to recycle their own trash and/or disposables. The covenants of the Redeveloper set forth in this Section 315 relating to the placement of any unauthorized mortgage, trust deed, encumbrance or lien shall remain in effect only until a Certificate of Completion of Construction has been recorded with respect to the Site upon which any unauthorized mortgage, trust deed, encumbrance or lien might be placed.

~~Disposition and Development~~