

or failure is fully and completely rectified before the expiration of the period specified in the notice of termination of this lease.

15. Right of Landlord to Relet. In the event that this lease shall be terminated, Landlord may, in its own name, relet the whole or any portion of the building and improvements leased hereunder for any period equal to or less than the remainder of the current term for any sum which it may deem reasonable to any tenant which it may deem suitable and satisfactory and for any use and purpose which it may deem appropriate. In no event, however, shall Landlord be under any obligation to relet the premises for any purpose which Landlord may regard as injurious to the building and improvements leased hereunder or to any tenant which Landlord, in the exercise of reasonable discretion, shall deem to be objectionable. Landlord shall not, in any event, be required to pay Tenant any surplus of any sums received by Landlord on a reletting of the building and improvements leased hereunder in excess of the rent reserved in this lease.

16. Remedies of Landlord upon Termination. In the event this lease be terminated, and whether or not the building and improvements be relet, Landlord shall be entitled to recover from Tenant and Tenant shall pay to Landlord an amount equal to all expenses, if any, including reasonable counsel fees, incurred by Landlord in connection with exercising any of its remedies on termination, together with all unpaid rent for the remainder of the lease term.

17. Additional Covenants of Tenant. Upon termination of this lease and for so long as any sum shall be due and owing hereunder, Tenant hereby grants to Landlord, its successors and assigns, an easement to use the land underlying the demised premises, together with the right of ingress and egress through other property of Tenant in the same manner enjoyed by Tenant prior to termination.

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