

(b) Upon the expiration of this lease pursuant to paragraph (a) of this article, the tenant shall peacefully surrender the leased property to the landlord, and the landlord, upon or at any time after any such expiration, may without further notice reenter the leased property and repossess it by force, summary proceedings, ejectment, or otherwise, and may dispossess the tenant and remove the tenant and all other persons and property from the leased property and may have, hold, and enjoy the leased property and the right to receive all rental income therefrom.

(c) At any time after any such expiration, the landlord shall use its best efforts to relet the leased property or any part thereof, in the name of the landlord or otherwise, for such term (which may be greater or less than the period which would otherwise have constituted the balance of the term of this lease) and on such conditions (which may include concessions or free rent) as the landlord, exercising reasonable discretion, may determine, and may collect and receive the rent therefor. The landlord shall in no way be responsible or liable for any failure to relet the leased property or any part thereof, except for failure to use reasonable efforts. The tenant's liability and obligations under the lease shall survive any such expiration as defined in Paragraph (a) above. In the event of any such expiration the tenant shall pay to the landlord the rent which would normally accrue under the lease less the net proceeds of any reletting effected pursuant to the provisions of paragraph (c) of this article, after deducting all the landlord's expenses in connection with such reletting, including, without limitation, all reasonable repossession costs, brokerage commissions, legal expenses, reasonable attorneys' fees, alterations costs, and expenses of preparation for such reletting, so long as all are reasonable under the circumstances.

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