

XIV. Subject to the limitation hereinafter set out on Lessee's right of termination, it is understood and agreed that either party to this Sublease shall have the right to terminate the same at any time upon breach or nonperformance by the other party of any covenants herein contained, provided that said breach or default of such covenants shall continue for a period of thirty (30) days after notice by one to the other of such breach or default, which notice shall specify the breach or default complained of, and the manner of its correction. In the event that the rights of the Lessor under this Sublease or in the Head Lease have been mortgaged or assigned as collateral under mortgage, deed of trust, security agreement, or assignment which has been approved by Lessee herein (or to which Lessee has consented) and which is either unreleased or which has, insofar as it relates to the premises, properties and equipment covered by this Sublease, been foreclosed in whole or in part, then as a condition precedent to Lessee's right to cancel or terminate this Sublease and as a requirement to be satisfied prior to the exercise of any such right of cancellation, Lessee must first fully comply with the provisions and requirements of Article XVIII below.

It is further understood and agreed that no waiver of any breach or nonperformance of any covenant herein contained shall operate as a waiver of said covenant itself or any subsequent breach thereof.

If Lessor's right to annul or cancel this Lease arises from a default in Lessee's obligation to pay rent hereunder, Lessor shall be entitled to the benefit of all the provisions of law for the recovery of lands and tenements held over by Lessee in the municipality or county where the demised property is situate, including the benefit of any public, general or local laws relating to the speedy recovery of possession of lands and tenements held over by Lessee in such municipality or county jurisdiction that are now in force or may hereafter be enacted. If, however, the right of Lessor to cancel this Lease arises from the default

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