

The Lessor agrees to return the security deposit to the Lessee following expiration of the lease.

(c) Upon such termination, all installments of rent earned to the date of termination shall become due and payable. Should the Lessor elect to reenter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided by law, it may either terminate this lease and institute suit for damages resulting from such breach, or it may from time to time, without terminating this lease, relet said premises or any part thereof for the account of the Lessee for such terms and at such rental or rentals and upon such other terms and conditions as Lessor, in its own discretion may deem advisable, and rentals from such letting shall be applied: first, to the payment of any indebtedness other than rent due hereunder from Lessee to Lessor; second, to the payment of rent due and unpaid hereunder; and third, to the payment of any costs in such reletting. Should such rentals received from such reletting during any month be less than that agreed to be paid during that month by Lessee hereunder, the Lessee shall pay such deficiency to Lessor. Such deficiencies shall be calculated and paid monthly. Lessee further agrees to pay all attorney's fees and other expenses incurred by Lessor as the result of any default by Lessee hereunder.

17. Subordination and Attornment:

(a) Lessee agrees to subordinate this lease to any