

any other manner or circumstances whatsoever, whether with or without legal proceedings, by reason of or based upon or arising out of a default under or breach of this Sublease on the part of Sublessee, Sublessor may, at its option, at any time, and from time to time, resublet the Demised Premises or any part or parts thereof for the account of Sublessee or otherwise, and receive and collect the rents therefor, applying the same first to the payment of such expenses as Sublessor may have incurred in recovering possession of the Subleased Property, and for putting the same into good order or condition or preparing or altering the same for resubletting, and expenses, commissions and charges paid by Sublessor in and about the resubletting of the premises and then to the fulfillment of the covenants of Sublessee hereunder. Any such resubletting herein provided for may be for the remainder of the term of this Sublease or for a longer or shorter period. In any such case and whether or not the Demised Premises, or any part thereof be resublet, Sublessee shall pay to Sublessor the Basic Rent, additional rent and all other charges required to be paid by Sublessee up to the time of such expiration of this Sublease, or of such recovery of possession of the Demised Premises by Sublessor, as the case may be,