

and thereafter Sublessee covenants and agrees, if required by Sublessor, to pay to Sublessor until the end of the term of this Sublease, the equivalent of the amount of all the Basic Rent reserved herein, additional rent and all other charges required to be paid by Sublessee, less the net avails of resubletting, if any, and the same shall be due and payable by Sublessee to Sublessor on the several rent days above specified, that is to say, upon each of such rent days Sublessee shall pay to Sublessor the net amount of the deficiency then existing after crediting any surplus of the net avails of resubletting, if any, over the amount of all Basic Rent reserved herein, additional rent and all other charges required to be paid by Sublessee which may have theretofore accrued.

Section 4. Sublessee hereby expressly waives the service of notice of intention to re-enter as provided for in any statute, or to institute legal proceedings to that end, and also waives any and all right of redemption in case Sublessee shall be dispossessed by a judgment or by warrant of any court or judge. Sublessee also waives and will waive any and all right to a trial by a jury in the event that summary proceedings shall be instituted by Sublessor. The terms "enter", "re-enter", "entry" or