

All notices, demands, consents and requests by Sublessee to Sublessor shall be deemed to have been properly given if sent by United States registered mail, postage prepaid, addressed to Sublessor c/o Macmillan, Inc., 866 Third Ave., New York, N.Y. 10022, Attention: Warren Smith, or at such other place as Sublessor may from time to time designate in a written notice to Sublessee. Notices, demands, consents and requests which shall be served by registered mail upon Sublessor or Sublessee in the manner aforesaid, shall be deemed sufficiently served or given for all purposes hereunder at the time such notice, demand, consent or request shall be mailed by United States registered mail as aforesaid in any Post Office or Branch Post Office regularly maintained by the United States Government within the continental limits of the United States.

ARTICLE XXI

Surrender of Premises

Unless Sublessee consummates the purchase contemplated by Article XXVII, Sublessee shall, upon termination of this Sublease, surrender to Sublessor the Subleased Property together with all alterations and replacements thereof (except Sublessee's Equipment) in good order, condition and repair, except for reasonable wear and tear; provided, however, that,

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