

and thereby become null and void, at the option of the Lessor, and said Lessor may immediately re-enter said demised premises, or any part thereof in the name of the whole and repossess and have the same as of Lessor's former estate and remove therefrom all goods and chattels not thereto properly belonging, and expel said Lessee and all other persons who may be in possession of said demised premises; and Lessor shall thereafter be entitled to recover of Lessee the difference between the rental herein reserved for the remaining portion of the original term and any lesser amount which Lessor, in the exercise of reasonable diligence, is able to procure for said remaining unexpired portion of the term, each monthly difference being a separate cause of action; nor shall Lessor be liable to Lessee in such event, for any larger amount of rent which Lessor is able to procure for the unexpired portion of the term.

19. RIGHT TO TERMINATE NOT EXCLUSIVE

The right of the Lessor to terminate this Lease Agreement as herein set forth is in addition to and not in exhaustion of such other rights that the Lessor has or causes of action that may accrue to Lessor because of Lessee's failure to fulfill, perform or observe the obligations, agreements or covenants of this Lease Agreement, and the exercise or pursuit by Lessor of any of the rights or causes of action accruing hereunder shall not be an exhaustion of such other rights or causes of action that the Lessor might otherwise have.

20. SUBLETTING

The Lessee shall not sublet the demised premises or assign this Lease Agreement, except to its parent company or a wholly owned subsidiary of Lessee or its parent company or a partnership of which the Lessee is not less than a 50% partner or any corporation into which Lessee merges for the same type of business as herein provided, without the written consent of the Lessor, which right to sublease or assign shall not unreasonably be withheld by Lessor, provided, however, that in any event, the Lessee shall not be in any respect released from any obligation, express or implied, undertaken by it herein for the payment of rent and for the performance of all other terms of this lease, and any subtenant or assignee of Lessee shall be subject to and bound by all covenants and agreements of the Lessee hereunder.

21. WAIVER OF NOTICE

Lessor and Lessee waive notice of the termination of this Lease Agreement at the end of the term of this Lease Agreement.

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