

termination, whether through inability to relet the Premises or through decrease in rent, or otherwise; in the event of such termination, Landlord may, at its option, declare the entire amount of the rent which would become due and payable during the remainder of the term of this Lease to be due and payable immediately, in which event, Tenant agrees to pay the same to Landlord, or its agent, together with attorneys fees and cost that may be applicable, at once, together with all rents theretofore due; provided, however, that such payments shall not constitute a penalty or forfeiture or liquidated damages, but shall merely constitute payment in advance of the rent for the remainder of the said term. Upon making such payment, Tenant shall receive from Landlord all rents received by Landlord from other tenants on account of said Premises during the term of this Lease, less the cost of the reletting, or alterations and repairs that Landlord deems necessary; provided, however, that the monies to which the Tenant shall so become entitled shall in no event exceed the entire amount payable by Tenant to Landlord under the preceding sentence of this subparagraph.

(b) Enter the leased Premises as the agent of the Tenant, by force if necessary, without being liable to prosecution of any claim for damages therefor, and after making any alterations or repairs that Landlord deems necessary to relet the premises as the agent of the Tenant, and receive the rent therefor, and the Tenant shall pay the Landlord any deficiency that may arise by reason of such reletting, on demand at any time and from time to time at the office of Landlord or its agent.

2. Should the Landlord default or violate any of the terms of this Lease and not correct such default or violation within Thirty (30) days after receiving written notice thereof from the Tenant, then the Tenant, in addition to other remedies at law or equity, may correct such default or violation at the cost of the Landlord or may cancel this Lease, all of the aforesaid being subject to the provisions of this Lease.

ARTICLE XIII
PERSONALTY OF TENANT

If the Tenant shall not remove all his effects from said Premises at any termination of this Lease, Landlord may, at its option, remove all or part of said effects in any manner that Landlord shall choose and store the same without liability to Tenant for loss thereof, and Tenant shall be liable to Landlord for all expenses incurred in such removal and also storage on said effects. If said effects are not claimed within one month after termination of the Lease and storage has not been paid, Landlord may cause effects to be sold to satisfy the costs. Any surplus would be remitted to Tenant. Upon any termination of this Lease wherein Tenant shall be liable in any amount to Landlord, after notice of such liability has been duly given pursuant to this Lease and Tenant is declared in default, and Tenant failing to cure such default, then Landlord shall