- 18 -

(c) Then it shall and may be lawful for the Lessor, at his election, upon giving ten (10) days' written notice to the Lessee and any mortgagee entitled to notice hereunder directing the Lessee to vacate said premises, to declare this lease terminated, and to re-enter and repossess the leased premises, and the buildings and improvements thereon, subject, however, to the rights of any and all bona fide tenants holding under the Lessee.

In such event, the Lessee hereby waives any demand for possession of the leased premises, and any and all buildings and improvements thereon, and the Lessee agrees, upon the termination of this lease at the election of the Lessor, or in any other way as herein provided, (subject to the rights of any and all tenants holding under the Lessee) to surrender the above described premises peaceably to the Lessor, or his agents or attorneys, immediately upon the termination of this lease; provided, however, that any mortgagee of any interest under this lease, may avoid forfeiture of this lease, as herein provided, by satisfying and curing such default prior to the expiration of the sixty (60) day period referred to in (b) above; and provided further, that the time limits specified in this Paragraph 18 in reference to notice of default and termination of this lease shall not affect the Lessor's right to collect any rent which may be in default hereunder by distraint or by other proper action at any time after thirty (30) days following the first of the month in which the same shall become due.

19. NOTICES: All notices provided for herein shall be served by registered mail addressed to the Lessee at 1508 Terminal Tower, Cleveland, Ohio, to the Lessor at such place as the Lessee from time to time may be directed by the Lessor to pay the rent required hereby, and to any mortgagee or trustee of any interest hereunder at the address furnished to the Lessor pursuant to the terms of Paragraph 22 hereof. The Lessee, however, from time to time may change the above address and shall give written notice