

At any time after such expiration, whether or not Lessor or any Assignee shall have collected any current damages as aforesaid, Lessor, or such Assignee, as the case may be, shall be entitled to recover from Lessee and Lessee will pay to Lessor, or such Assignee, as the case may be, on demand, as and for liquidated and agreed final damages for Lessee's default and in lieu of all current damages beyond the date of such demand, an amount equal to the excess, if any, of

(x) the aggregate of the Basic Rent, Service Rent and other additional rent and other charges which would be payable under this Lease from the date of such demand (or, if it be earlier, the date to which Lessee shall have satisfied in full its obligations under this Section 27 to pay current damages) for what would be the then unexpired term of this Lease if the same had not expired, over

(y) the then aggregate fair net rental value of the Leased Property for the same period.

If any statute or rule of law shall validly limit the amount of such liquidated final damages to less than the amount above agreed upon, Lessor, or such Assignee, as the case may be, shall be entitled to the maximum amount allowable under such statute or rule of law.

28. *Renewal.* Lessee shall have the option to renew this Lease effective at the expiration of the term herein originally demised if this Lease is then in full force and effect for a renewal term of 30 years commencing July 1, 1991 and ending at midnight on June 30, 2021, upon the same terms and conditions as contained herein except that the Basic Rent shall be a net annual Basic Rent (over and above the other additional payments to be made by Lessee as provided herein) of \$28,000 payable in semi-annual installments of \$14,000 on July 1, 1991 and on each succeeding January 1 and July 1 during such renewal term to and including January 1, 2021 and except that during such renewal term no Service Rent shall be payable. The said option shall be exercised by Lessee's giving notice of the exercise thereof to Lessor at least one year but not more than three years prior to the expiration of the term originally covered by this Lease, and upon the giving