

proceeding under the Federal Bankruptcy laws or any similar state law, the making by Tenant of a general assignment for the benefit of creditors, the taking by Tenant of the benefit of any insolvency act or law, the appointment of a permanent receiver or trustee in bankruptcy for Tenant's property.

14. Notice of Termination. In the event of any such default by Tenant and at any time thereafter, Landlord may serve a written notice on Tenant that Landlord elects to terminate this lease. This lease shall be considered terminated as of the date of such notice, and the total rent for the remaining term of the lease shall thereupon be immediately due and payable. No default or failure to perform by Tenant shall be deemed waived unless waived by instrument in writing signed by the Landlord, except a default or failure to perform under subdivisions (a) and (b) of the preceding Paragraph shall be deemed waived if such default or failure is fully and completely rectified before the expiration of the period specified in the notice of termination of this lease.

15. Right of Landlord to Relet. In the event that this lease shall be terminated, Landlord may, in its own name, relet the whole or any portion of the buildings and improvements leased hereunder for any period equal to or less than the remainder of the current term for any sum which it may deem reasonable to any tenant which it may deem suitable and satisfactory and for any use and purpose which it may deem appropriate. In no event, however, shall Landlord be under any obligation to relet the premises for any purpose which Landlord may regard as injurious to the building and improvements leased hereunder or to any tenant which Landlord, in the exercise of reasonable discretion, shall deem to be objectionable. Landlord shall not, in any event, be required to pay Tenant any surplus of any sums received by

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