

referred to in the foregoing subparagraph (i) for a period of 30 days after written notice thereof from the Lessor to the Lessee, except for any default not susceptible of being cured within such 30-day period, in which event the time permitted to the Lessee to cure such default shall be extended for as long as shall be necessary to cure such default, provided the Lessee commenced promptly and proceeds diligently to cure such default, and provided further that such period of time shall not be so extended as to jeopardize the interest of the Lessor in this Lease or so as to subject the Lessor or the Lessee to any civil or criminal liabilities.

(iii) Filing by the Lessee in any court pursuant to any statute, either of the United States or any state, of a petition in bankruptcy or insolvency, or for reorganization, or for the appointment of a receiver or trustee of all or a portion of the Lessee's property, or an assignment by the Lessee for the benefit of creditors.

(iv) Filing against the Lessee in any court pursuant to any statute, either of the United States or of any state, of a petition in bankruptcy or insolvency, or for reorganization, or for appointment of a receiver or trustee of all or a portion of the Lessee's property, if within 120 days after the commencement of any such proceedings against the Lessee such petition shall not have been dismissed.

(b) Upon the occurrence of an event of default, the Lessor at any time thereafter may give written notice to the Lessee specifying such event of default and stating