

(2) If Tenant shall default in the performance of any of the other terms, covenants, or conditions of this lease, and such default shall not have been remedied within twenty (20) days after written notice by Landlord to Tenant specifying such default and requiring it to be remedied; or

(3) If the leased premises shall be abandoned by Tenant or shall become vacant for more than thirty (30) days during the term; or

(4) If an execution or attachment shall be issued against Tenant or its property, and such execution or attachment shall not be vacated or removed by court order, bonding, or otherwise, within a period of thirty (30) days after the issuance thereof.

(j) Rights of Landlord. If Tenant shall be in default then:

(1) Landlord may reenter and resume possession of the leased premises and remove all persons and property therefrom either by summary dispossess proceedings or by a suitable action or proceeding at law or in equity, without being liable for any damages therefor. No reentry by Landlord shall be deemed a surrender of this lease.

(2) The Landlord, without terminating this lease, may, at Landlord's option, enter upon and rent the leased premises at the best price obtainable by reasonable effort, without advertising and by private negotiations and for any term Landlord