

exercise its right of entry, repossession or removal without termination of this Lease as provided in Section 17.01. Lessor shall not be responsible or liable for any failure to relet the Leased Premises or any part thereof, or for any failure to collect any rent due upon any such reletting.

ARTICLE XIX

Survival of Lessee's Obligations; Damages

Section 19.01. Lessee's Obligations to Survive Expiration or Repossession. Except as hereinafter provided, no expiration of the term of this Lease pursuant to Section 16.01 or repossession of the Leased Premises pursuant to Section 17.01 shall relieve Lessee of its liability and obligations hereunder, all of which shall survive any such expiration or repossession.

Section 19.02. Amounts Payable by Lessee on Expiration By Default. In the event of the expiration of the term of this Lease pursuant to Section 16.01, Lessee shall pay to Lessor the Basic Rent and all additional rent and other charges required to be paid, and not theretofore paid, under this Lease, or otherwise, by Lessee up to the time of such expiration; and thereafter Lessee, until the end of what would have been the Original Term of this Lease in the absence of such expiration and whether or not the Leased Premises or any part thereof shall have been relet, shall be liable for and shall pay to Lessor, as and for liquidated and agreed current damages for Lessee's default:

- (i) the Basic Rent and all additional rent and other charges which would be payable under this Lease by Lessee if the Original Term of this Lease had not so expired, less
- (ii) the net proceeds, if any, of any reletting effected for the account of Lessee pursuant to the provisions of Section 18.01, after deducting all Lessor's necessary and incidental expenses in connection with such reletting, including, without limitation, all repossession costs, brokerage commissions, legal expenses, attorneys' fees and expenses, employees' expenses, reasonable alteration costs, and expenses of preparation for such reletting.

Lessee shall pay such current damages on the days on which the Basic Rent would have been payable under this Lease if the Original Term hereof had not so expired, and Lessor shall be entitled to recover the same from Lessee on each such day.

The liability and obligations of Lessee as set forth in this Section 19.02 shall be the same if Lessor shall exercise its right of entry, repossession or removal without termination of this Lease as provided in Section 17.01.

Section 19.03. Optional Recovery by Lessor On Expiration by Default. At any time after the expiration of the term of this Lease pursuant to Section 16.01, whether or not Lessor