

casualty, or (vi) Lessee shall fail to perform any covenant, condition, or agreement herein to be performed by Lessee, and in the further event that any such default or failure should continue for a period of thirty (30) days after Lessee receives written notice from Lessor of such failure or default, Lessor may, at its sole election, without further notice or demand served on Lessee, declare this Lease cancelled, and it may re-enter the leased premises, with or without process of law, and take possession thereof. Upon such cancellation and re-entry, or if Lessee shall abandon or vacate the leased premises, the same shall, to the extent practicable, be relet by Lessor for such rent and upon such terms as Lessor may see fit, and such cancellation, re-entry or reletting shall in no way affect the covenants of the Lessee to pay the rent due and to become due and to perform its obligations set forth in this Lease, as the parties hereto mutually agree that all such covenants on the part of the Lessee shall survive the cancellation of this Lease. If a sufficient sum shall not be thus realized, after paying the expenses of such reletting and collecting, to satisfy the rent hereby reserved and the payment and performance of all other obligations to be paid or performed by Lessee under the terms of this Lease, Lessee agrees to satisfy and pay all deficiencies upon demand by the Lessor. Notwithstanding the foregoing, if the default relates to any action which requires more than thirty (30) days for performance, it shall be sufficient to cure the default if Lessee shall commence performance of such action within thirty (30) days after receipt of such written notice and shall pursue such performance with reasonable diligence until completed. No such re-entry or taking of possession of the leased premises by Lessor as herein provided shall be construed as an election on the part of the Lessor to terminate this Lease unless written notice of such intention shall be given to Lessee.

#### ARTICLE 20

##### Financial Statements

Lessee hereby covenants and agrees that throughout the term of this Lease, or any renewal or extension thereof, it shall furnish to Lessor, within ninety (90) days following the close of each taxable year of Lessee, duplicate copies of a complete annual audit of the Lessee prepared and certified by independent Certified Public Accountants selected by Lessee, with Lessor's approval, such

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