

Lessor shall be free to offer to sell and to sell the Demised Premises in Lessor's discretion to any purchaser, subject to this Lease and rights consistent herewith and which may arise, upon any terms, price and conditions as Lessor may elect; provided, however, should any such sale not be consummated within the twelve calendar months commencing at the expiration of the aforesaid ninety-day period, Lessor shall, in the event Lessor subsequently desires to offer to sell or to sell Demised Premises, again follow the provisions of this Section 30.4 requiring notice to Lessee and opportunity for Lessee to offer to purchase Demised Premises. No restriction on Lessor's ability to sell the Demised Premises shall apply to any period subsequent to the Demised Term. Lessor shall not be obligated to offer to sell or to sell the Demised Premises, and Lessor shall not be obligated to disclose to Lessee any offer to purchase the Demised Premises which Lessor may receive.

#### ARTICLE 30

##### Severability Provision

Section 30.1. Should any term, condition or provision hereof be deemed or declared invalid or unenforceable by reason of any law or decision or governmental regulation of any kind or nature whatsoever, by court decree or otherwise, such invalidity or unenforceability shall not affect or impair the validity and enforceability of the remaining terms, conditions and provisions hereof.

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