

without the prior written consent of Sublessor, which consent shall be given or withheld in Sublessor's sole discretion, except that no such consent shall be required for any sublease or assignment to any person that owns a majority of the voting stock of Sublessee or to any person the majority of whose voting stock is owned by such person; provided that any such sublessee or assignee shall assume all obligations of this Sublease as if it were the Sublessee named herein; and provided further, that the original Sublessee shall, in the event of any such sublease or assignment, nevertheless remain primarily liable for all its obligations hereunder.

ARTICLE XXIV

Cumulative Remedies--No Waiver--No Oral Change

The specific remedies to which Sublessor or Sublessee may resort under the terms of this Sublease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which they may be lawfully entitled in case of any breach or threatened breach by either of them of any provision of this Sublease. The failure of Sublessor to insist in any one or more cases upon the strict performance of any of the covenants of this Sublease, or to exercise any option herein contained, shall not be construed as a waiver or relinquishment for the future of such covenant or option. A