

(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 an acceptance of 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 deems proper. Tenant shall be liable for the deficiency, if any, between Tenant's rent hereunder, together with any other damages allowable the Landlord, and the rental obtained by Landlord upon reletting.

If this lease shall be terminated as provided in this paragraph or by summary dispossess proceedings or otherwise, Landlord, in addition to any other right under this paragraph, shall be entitled to recover the cost of placing the leased