

all installments of rent earned to the date of termination shall become due and payable. Should the Lessor elect to reenter, as herein provided, or should Lessor take possession pursuant to legal proceedings or pursuant to any notice provided by law, Lessor either may terminate this lease and institute suit for damages resulting from such breach, or Lessor may from time to time, without terminating this lease, relet said premises or any part thereof for the account of the Lessee for such terms and at such rental or rentals and upon such other terms and conditions as Lessor, in Lessor's own discretion may deem advisable, and rentals from such letting shall be applied: first, to the payment of any indebtedness other than rent due hereunder from Lessee to Lessor; second, to the payment of rent due and unpaid hereunder; and third, to the payment of any costs in such reletting. Should such rentals received from such reletting during any month be less than that agreed to be paid during that month by Lessee hereunder, the Lessee shall pay such deficiency to Lessor. Such deficiencies shall be calculated and paid monthly. After an authorized assignment or subletting, the occurrence of any of the foregoing defaults shall affect this lease only if caused by the Assignee or Sublessee and simultaneous notice of any such default shall be given by the Lessor, not only to the Assignee or Sublessee but also to the Lessee, in order that the Lessee may have the same opportunity to remedy the default as the Assignee or Sublessee.

16. Curing of Mortgages. It is understood and agreed that should the Lessor become in default in the payment of principal or interest of any existing or future mortgage, Lessee may, at Lessee's option, and to the extent allowable by law, cure such defaults by making the delinquent payments with any penalties involved to the mortgagee, which payments shall be considered in lieu of the next ensuing payment or payments due under this lease to the extent of such payments to the mortgagee.

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