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only if caused by, or happening to, the assignee or sublessee. Any notice provided in this paragraph may be given by Landlord, or his attorney, or Agent herein named. Upon such termination by Landlord, Tenant will at once surrender possession of the premises to Landlord and remove all of Tenant's effects therefrom, and Landlord may forthwith re-enter the premises and repossess himself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

RELETTING BY LANDLORD

18. Landlord, as Tenant's Agent, without terminating this lease, upon Tenant's breaching this contract may at Landlord's option enter upon and rent premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Landlord deems proper. Tenant shall be liable to Landlord for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord for reletting.

ENTRY FOR CARDING, ETC.

19. Landlord may card premises "For Rent" or "For Sale" thirty (30) days before the termination of this lease. Landlord may enter premises to make repairs required of the Landlord under the terms hereof at reasonable times and upon reasonable notice to the Tenant.

EFFECT OF TERMINATION OF LEASE

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EX

20. No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect rent for the period prior to termination thereof, excepting only the exercise of the option by Tenant to purchase on the terms and conditions set forth in this lease.

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