

(S)  
A. W. G.

both Owner and Tenant shall have the right to terminate this Lease within thirty (30) days thereafter; but if this Lease is not terminated by either party, Tenant shall continue in the possession of the remainder of the Leased Premises under the terms herein provided, in which latter event the rent shall be reduced in proportion to the area of the Leased Premises taken. Damages awarded for such taking shall belong to and be the property of the party proving the same.

ARTICLE XVIII  
SIGNS

Tenant shall not place or suffer to be placed in or on the Premises any sign, awning, canopy or advertising matter without the prior written consent of the Owner. Owner hereby consents and agrees that Tenant shall have the right to maintain the following signs, lettering or advertising matter, subject to compliance with the requirements of all public authorities:

- i. illuminated signs on the theater marquee or canopy;
- ii. easel or placard signs at the lobby entrance or on sidewalks in front of the Leased Premises, provided same do not unreasonably interfere with pedestrian or automobile traffic;
- iii. display boxes, at entrance and banners;
- iv. decoration, lettering or advertising matter on the glass of any window or door of the theater building.

Tenant shall have the right to change the copy on any signs or advertising matter without Owner's consent.

ARTICLE XIX  
REMEDIES

1. All rights and remedies of Owner herein enumerated shall be cumulative, and none shall exclude any other rights or remedies allowed by law. Tenant covenants and agrees that if:

- (a) Tenant shall fail, neglect or refuse to pay any installment of rent at the time and in the amount as herein provided, or to pay any other monies agreed by it to be paid promptly when and as the same shall become due and payable under the terms hereof, and if any such default should continue for a period of more than thirty (30) days after written notice there; or
- (b) Tenant shall abandon or vacate the Leased Premises or fail to keep the Leased Premises open for business on a regular basis or shall fail, neglect or refuse to keep and perform any of the other covenants, conditions, stipulations or agreements herein contained and covenanted and agreed to be kept and performed by it, and in the event any such default shall continue for a period of more than thirty (30) days after notice thereof given in writing to Tenant by Owner provided however, that if the cause for giving such notice involves the making of repairs or other matters reasonably requiring a longer period of time than the period of such notice, Tenant shall be deemed to have complied with such notice so long as it has commenced to comply with said notice within the period set forth in the notice and is diligently prosecuting compliance with said notice or has taken proper steps or proceedings under the circumstances to prevent the seizure, destruction, alteration or other interference with said Leased Premises by reason of non-compliance with the requirements of any law or ordinance or with the rules, regulations, or directions of any governmental authority as the case may be;

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