

under until this Sublease shall terminate.

Section 4. On the date this Sublease shall terminate on exercise of the option provided in Section 1 or Section 2 above, Sublessor shall pay to Sublessee \$300,000 in full satisfaction of all rights that Sublessee may have in respect of the Production Equipment.

ARTICLE XVIII

Conditional Limitations--Default Provisions

Section 1. If, during this Sublease, Sublessee shall default in fulfilling any of the covenants of this Sublease (other than the covenant for the payment of Basic Rent or additional rent), or any of the contingencies hereinafter referred to in this Section shall occur, Sublessor may give to Sublessee notice of any such default or of the happening of any such contingency, and if at the expiration of thirty (30) days after the service of such a notice the default or the happening of the contingency upon which said notice was based shall continue to exist, or in the case of a default or contingency which cannot with due diligence be cured within a period of thirty (30) days, if Sublessee fails to proceed promptly after the service of such notice and with all due diligence to cure the same and thereafter to prosecute the curing of such default