

(e) Notwithstanding any language of limitation on the Lessee's rights to any awards in condemnation as set forth in these condemnation clauses, it is specifically understood and agreed that the Lessee has reserved the right to notice and to participate in the trial of the condemnation proceedings, any settlements thereof, and in any negotiations that lead to acquisition by purchase in lieu of condemnation. The Lessors specifically covenant not to settle any such proceedings without the prior written consent of the Lessee which shall not be unreasonably withheld.

10. Lessors' Rights Upon Lessee's Default:

(a) The occurrence of any of the following shall constitute an event of default:

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- i. Delinquency in the due and punctual payment of any rent payable under this lease when such rent shall become payable, for a period of ten days after written notice.
- ii. Delinquency by the Lessee in the performance of or compliance with any of the conditions contained in this Lease other than those referred to in the foregoing subdivision i, for a period of 30 days after written notice thereof from the Lessors to the Lessee, except for any default not susceptible of being cured within such 30-day period, in which event the time permitted to the Lessee to cure such default shall be extended for as long as shall be necessary to cure such default, provided the Lessee commences promptly and proceeds diligently to cure such default, and provided further that such period of time shall not be so extended as

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