

19.

ASSIGNMENT AND SUBLETTING

LESSEE shall have the right at any time to assign or otherwise convey this lease or any part thereof or to sublet the property covered hereby or any part thereof, but no such assignment, conveyance or subletting shall relieve LESSEE of any of its obligations hereunder.

20.

RENT ABSOLUTE

The rental provided for in Paragraph 3 hereof is absolute, that is, subject to the provisions of Paragraphs 4 and 7 hereof. LESSEE hereby assumes the unconditional obligation to pay the rent stipulated herein, and this lease shall not terminate nor shall LESSEE be entitled to any abatement or reduction of rents, or extension of any terms, nor shall the respective obligations of LESSOR and LESSEE be affected by reason of damage to or destruction of all or any part of the leased property (from whatever cause), the lawful prohibition of LESSEE'S use of the property, the interference with such use by any person, firm or corporation, except by reason of any exercise by LESSEE of the Options to Purchase provided for herein, any present or future law to the contrary notwithstanding.

21.

DEFAULT BY LESSEE

In the event of any default in the performance of any of the terms and conditions of this lease by LESSEE as to any particular item of real estate covered hereby and its failure to commence to remedy the same in good faith within thirty (30) days after written notice from LESSOR specifying the default, LESSOR may re-enter upon said particular item of real estate and retake possession thereof, and this lease shall thereupon terminate as to said particular item of real estate except for LESSEE'S obligation to pay rent as herein provided. In such event, LESSEE shall remain bound to pay rent as herein provided; provided, however, LESSOR shall use reasonable diligence to relet said item of real estate or any part or parts thereof, and shall be entitled to collect the rents therefor, applying such rents first to the payment of any expenses LESSOR may have incurred in recovering possession of said real estate, including legal expenses and attorneys' fees, and for restoring the same to good order and condition or preparing or altering the same for reletting,

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