

good within thirty (30) days after written notice from Lessor or its agent or with respect to any matter which cannot be cured in thirty (30) days if Lessor is not proceeding expeditiously and continuously to cure same, or (c) if this lease be transferred to or devolve upon any person or corporation other than Lessee except as may be specifically permitted by this lease, then and in any of such events, Lessor or its agent may give Lessee a written notice specifying a day, not less than thirty (30) days thereafter, whereupon the term shall end and on the day specified the term of this lease shall expire as if that day were the day herein fixed for the expiration of the term, and Lessee shall then quit and surrender the demised premises to Lessor and Lessee shall remain liable as hereinafter provided.

Section 2. If the Lessee shall abandon the demised premises or if the term of this lease shall expire as provided in this lease or if Lessee fails to take possession of the demised premises within thirty (30) days after commencement of the term of this lease, Lessor may re-enter the demised premises and remove Lessee or its legal representative or other occupant by summary proceedings or otherwise and Lessee hereby waives the service of notice of intention to re-enter or to institute legal proceedings to that end.

Section 3. In case of any such re-entry, expiration and/or dispossession by summary proceedings or otherwise the rent shall become due thereupon and be applied up to the time of such re-entry dispossession and/or expiration together with such expenses as Lessor may incur for legal expenses, attorneys' fees, brokerage