

and/or putting the demised premises in good order or for preparing the same for re-rental Lessor may relet the premises or any part or parts thereof either in the name of Lessor or otherwise, for a term or terms which may, at Lessor's option be less than or exceed the period which may otherwise have constituted the balance of the term of this lease and Lessee or the Legal representative of Lessee shall also pay Lessor as liquidated damages for the failure of Lessee to observe and perform said Lessee's covenants herein contained, any deficiency between all rents hereby reserved and/or covenanted to be paid, and the net amounts, if any, of the rents collected on account of the lease of the demised premises, for each month of the period which would otherwise have constituted the balance of the term of this lease. In computing such liquidated damages, there shall be added to the said re-letting expenses, such legal expenses, attorneys' fees, brokerage, and for keeping the demised premises in good order or for preparing the same for the reletting. Any such liquidated damages shall be paid in monthly instalments by Lessee on the rent day specified in this lease and any suit brought to collect the amount of the deficiency for any month shall not prejudice in any way the rights of Lessor to collect the deficiency for any subsequent month by a similar proceeding. Lessor, at Lessor's option, may make such alterations, repairs, replacements and/or decorations in the demised premises as may be necessary for the purpose of reletting the demised premises, and the making of such alterations and/or decorations shall not operate or be construed

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