

attorneys' fees and expenses, as a result of any Event of Default hereunder.

No Event of Default in respect of paragraph (b) of this Section (other than a failure to make payment of money) shall be deemed to exist during any time the curing thereof is prevented by an Unavoidable Delay provided that no substantial deterioration of any Leased Property occurs and provided that upon the cessation of such Unavoidable Delay, Lessee shall remedy such default without further delay.

19.2. If an Event of Default shall have occurred and be continuing, whether or not the Term of this Lease has been terminated pursuant to Section 19.1, Lessee shall, if required by Lessor so to do, immediately surrender the Leased Properties to Lessor and Lessor may enter upon and repossess the Leased Properties by reasonable force, summary proceedings, ejectment or otherwise, and may remove Lessee and all other persons and any and all personal property from the Leased Properties. Lessor shall be under no liability for or by reason of any such entry repossession or removal.

19.3. At any time and from time to time after the termination of the Term of this Lease pursuant to Section 19.1, Lessor without notice to Lessee, may, but shall be under no obligation to, relet the Leased Properties or any of them or any part thereof for the account of Lessee, in the name of Lessee or otherwise for such term or terms (which may be greater or less than the period which would otherwise have constituted the balance of the Term) and on such conditions (which may include concessions or free rent) and for such purposes as Lessor in its uncontrolled discretion may determine, and may collect, receive and retain the rents resulting from such reletting. If Lessee shall produce a new tenant which is financially sound and otherwise acceptable to Lessor and is ready, willing and able to lease all of the Leased Properties, upon terms satisfactory to Lessor, Lessor shall lease the Leased Properties to such new tenant, but Lessee shall remain liable hereunder as hereinafter provided.

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