

LANDLORD shall fail to reimburse TENANT for such amount within thirty (30) days after demand is made, TENANT shall have the right to deduct the amount thereof, together with interest at the legal rate thereon, from date of payment, without liability of forfeiture, out of rents then due or thereafter coming due hereunder. The option given in this paragraph is for the sole protection of the TENANT, and its existence shall not release the LANDLORD from any obligation to perform any of the covenants herein provided to be performed by the LANDLORD, or deprive the TENANT of any legal right to which it may have by reason of any such default by the LANDLORD.

DEFAULT BY  
TENANT

15. In the event the TENANT should fail to pay any of the monthly installments of rent reserved herein for a period of more than ten (10) days after the same shall become due and payable, or if the TENANT shall fail to keep or shall violate any other conditions, stipulation or agreement herein contained, on the part of the TENANT to be kept and performed, and if either such failure or violation shall have continued for a period of thirty (30) days after the TENANT shall have received written notice by certified or registered mail at its office address hereinafter designated, from the LANDLORD to pay such rent or to cure such violation or failure, then, in any such event, the LANDLORD, at its option, may either (a) terminate this lease or (b) re-enter the Demised Premises by summary proceedings or otherwise expel TENANT and remove all property therefrom and relet the premises at the best possible rent obtainable, making reasonable efforts therefor and receive the rent therefrom; but TENANT shall remain liable for the deficiency, if any, between TENANT'S rent hereunder and the price obtained by LANDLORD on reletting. However, a default (except as to payment of rentals) shall be deemed cured if TENANT in good faith commences performance requisite to cure same within thirty (30) days after receipt

Landlord \_\_\_\_\_  
 Tenant \_\_\_\_\_

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