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default shall continue for a period of sixty (60) days .

(a) The Lessor may serve upon the Lessee written notice of such default; and

(b) If such default shall then continue without being wholly remedied for a period of sixty (60) days after the service of such notice and a copy of said notice shall have been mailed at the same time of its mailing to the Lessee by the Lessor to any mortgagee of the Lessee who has theretofore left a mailing address with the Lessor for such purpose,

(c) Then it shall and may be lawful for the Lessor, at his election, upon giving ten (10) days' written notice to the Lessee and any mortgagee entitled to notice hereunder directing the Lessee to vacate said premises, to declare this lease terminated, and to re-enter and repossess the leased premises, and the buildings and improvements thereon, subject, however, to the rights of any and all bona fide tenants holding under the Lessee.

In such event, the Lessee hereby waives any demand for possession of the leased premises, and any and all buildings and improvements thereon, and the Lessee agrees, upon the termination of this lease at the election of the Lessor, or in any other way as herein provided, (subject to the rights of any and all tenants holding under the Lessee) to surrender the above described premises peaceably to the Lessor, or his agents or attorneys, immediately upon the termination of this lease; provided, however, that any mortgagee of any interest under this lease, may avoid forfeiture of this lease, as herein provided, by satisfying and curing such default prior to the expiration of the sixty (60) day period referred to in (b) above; and provided further, that the time limits specified in this Paragraph 18 in reference to notice of default and termination of this lease shall not affect the Lessor's right to collect any rent which may be in default hereunder by distraint

D.B. p 23  
R.H.P.