

ruptcy Act or under any present or future statute, law or regulation, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of Lessee or of all or any substantial part of its properties or of the Leased Property or any part thereof, or shall make any general assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due; or

(d) if a petition shall be filed against Lessee in bankruptcy or seeking any reorganization, composition, readjustment, liquidation or similar relief under the National Bankruptcy Act or under any present or future statute, law or regulation, and shall remain undismissed or unstayed for an aggregate of 90 days (whether or not consecutive), or if any trustee, receiver or liquidator of Lessee or of all or any substantial part of its properties or of the Leased Property or any part thereof shall be appointed without the consent or acquiescence of Lessee and such appointment shall remain unvacated or unstayed for an aggregate of 90 days (whether or not consecutive);

then and in any such event (regardless of the pendency of any proceeding which has or might have the effect of preventing Lessee from complying with the terms of this Lease), (1) forthwith on demand of Lessor or any Assignee, Lessee shall cure all Payment Defaults, if any, and shall give notice of the purchase of the Leased Property in accordance with Section 29 and thereupon purchase the Leased Property as provided in said Section 29 or (2) in the absence of such demand, or in the event of such demand and the failure of Lessee forthwith to cure such Payment Defaults, if any, and to give such notice and thereupon purchase the Leased Property pursuant to Section 29, Lessor at any time may, but only with the prior written consent or direction of any Assignee, give a written termination notice to Lessee, and upon the date specified in such notice (which shall be not less than 5 days after the date of the giving of such notice), subject to the provisions of the next following paragraph of this Section and to the provisions of Section 27 relating to the survival of Lessee's obligations, the term of this Lease shall expire and terminate by limitation and all rights of Lessee under this Lease shall cease, unless before such date (i) all arrears of Basic Rent, Service Rent and any other additional rent and all other amounts payable by Lessee under this Lease, together in each case with interest thereon at the rate of 6% per annum and all costs and