

repossession, and removal, after not less than 10 days' prior written notice to Lessee of its intent to exercise such right and specifying the nature of the Event of Default, prior to the expiration of the Term and without any obligation on the part of Lessor to terminate this Lease, provided that such right shall not be in contravention of the laws of the jurisdiction in which the Leased Premises are located. In the event of the exercise of such right, without termination of this Lease, the Lease shall continue in full force and effect for the balance of the then current term except that Lessee shall have no right of possession from the date of the exercise of such right; provided that the exercise of such right shall not preclude the subsequent exercise of any other right under this Lease, including the right of termination pursuant to Section 14.01. Lessor shall be under no liability for or by reason of any such entry, repossession or removal.

#### ARTICLE XVI

##### Reletting

Section 16.01. If the Term shall have expired pursuant to Section 14.01, or if Lessor shall have exercised its right of entry, repossession and removal pursuant to Section 15.01, Lessor will use its best efforts to relet the Leased Premises or any part thereof for the account and benefit of Lessee for such rental terms, to such persons, firms or corporations and for such period or periods as may be fixed and determined by Lessor and approved by the Trustee; provided, however, that Lessor shall not unreasonably refuse to accept or receive any suitable occupant or tenant offered by Lessee, and the Trustee shall not unreasonably withhold its approval of such occupant or tenant. Lessor shall not otherwise be required to do any act or exercise any diligence to mitigate the damages to Lessee and, subject to the foregoing provisions, Lessor shall not be responsible or liable for any failure to relet the Leased Premises or any portion thereof.