

- (h) if Lessee shall abandon the Leased Premises and the same shall remain uncared for and unoccupied for more than 30 days,

then 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) Lessor at any time thereafter and while such Event of Default shall continue may give a written termination notice to Lessee, which notice shall specify the nature of the Event of Default and a date of termination of this Lease not less than 30 days after the giving of such notice, and, subject to the provisions of Section 19.01 relating to the survival of Lessee's obligations and unless such Event of Default shall have been cured prior to the expiration of said 30 day period, the term of this Lease shall expire and terminate by limitation and all rights of Lessee under this Lease shall cease on such date.

ARTICLE XVII

Repossession

Section 17.01. At any time after the expiration of the term of this Lease pursuant to Section 16.01, Lessor without further notice may enter upon and repossess the Leased Premises and may remove Lessee and all other persons and any and all property from the Leased Premises. If an Event of Default occurs and shall be continuing, Lessor shall also, prior to the expiration of the term of this Lease and without any obligation on the part of Lessor to terminate this Lease, have the right of entry, repossession, and removal, after not less than 30 days prior written notice to Lessee of its intent to exercise such right and specifying the nature of the Event of Default, 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 its 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 16.01. Lessor shall be under no liability for or by reason of any such entry, repossession or removal.

ARTICLE XVIII

Reletting

Section 18.01. At any time or from time to time after the expiration of the term of this Lease pursuant to Section 16.01, Lessor may (but shall be under no obligation to) relet the Leased Premises or any part thereof for the account of Lessee, in the name of Lessee or Lessor, or otherwise without notice to Lessee, for such term or terms (which may be greater or less than the period which would otherwise have constituted the balance of the term of this Lease), on such conditions and for such uses as Lessor in its discretion may determine provided, that such shall be on a commercially reasonable basis and Lessor may collect and receive the rents therefor. Lessor shall have the same right to relet if it shall