

continue for a period of five days after notice thereof; or

(b) if Lessee shall fail to observe or perform any other term, covenant or condition of this Lease for thirty days after Lessor shall have delivered to Lessee notice of such failure (provided that in the case of any default referred to in this clause (b) which cannot with diligence be cured within such thirty-day period and which, if not cured within such thirty-day period, will have no adverse effect upon any Leased Property, and if Lessee shall proceed promptly to cure the same and thereafter shall prosecute the curing of such default promptly and with all due diligence, then upon written receipt by Lessor of an Officer's Certificate stating the reason that such default cannot be cured within thirty days and stating that Lessee is proceeding and will continue promptly and with all due diligence to cure such default, the time within which such default may be cured shall be extended for such period as may be necessary to complete the curing of the same promptly and with all due diligence); or

(c) if Lessee shall make a general assignment for the benefit of its creditors, or shall file a voluntary petition in bankruptcy, or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer seeking, consenting to, or acquiescing in reorganization, arrangement, adjustment, composition, liquidation, dissolution or similar relief, under any present or future statute, law or regulation, or shall file an answer admitting or failing to deny the material allegations of a petition against it for any such relief, or shall admit in writing its inability to pay its debts as they mature; or

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