

19.4. Neither the termination of the Term of this Lease pursuant to Section 19.1 nor the repossession of the Leased Properties shall relieve Lessee of its liability and obligations hereunder, all of which shall survive any such termination or repossession. In the event of any such termination, Lessee shall forthwith pay to Lessor the Basic Rent, all Additional Rent and all other sums due and payable to and including the date of such termination. Thereafter, quarter-annually on the days on which the Basic Rent would have been payable under this Lease if the Term had not been terminated and until the end of what would have been the then current Term in the absence of such termination, Lessee, at Lessor's option, shall pay Lessor as and for liquidated and agreed current damages for Lessee's default:

(a) the Basic Rent, Additional Rent and all other sums that would have been payable by Lessee hereunder (including, without limitation, amounts payable pursuant to Article XXVII as prepaid Basic Rent or as the purchase price for the Leased Properties) if the Term had not been terminated, less

(b) the net proceeds, if any, of any reletting of the Leased Properties or any thereof or any part thereof, after deducting all of Lessor's expenses in connection therewith, including, without limitation, repossession costs, brokerage commissions, attorneys' fees and expenses and any repair or alteration costs and expenses incurred in preparation for such reletting.

19.5. At any time after the termination of the Term of this Lease pursuant to Section 19.1, whether or not Lessor shall have collected any current damages pursuant to Section 19.4, Lessor shall be entitled to recover from Lessee, and Lessee will pay to Lessor on demand, as and for liquidated and agreed final damages for Lessee's default and in lieu of all current damages beyond the date of such demand (it being agreed that it would be impracticable or extremely difficult to fix the actual damages), an amount equal to the purchase price for all

(CONTINUED ON NEXT PAGE)