

of the Leased Properties determined in accordance with Schedule C as of the date of such demand together with all accrued Basic Rent and Additional Rent then due and unpaid and with all other charges which are then due or which would have been payable hereunder but for said default and termination as well as any charges which arise and become due by reason of such default (including but not limited to any attorney's fees, if permitted and legal costs). Upon receipt of liquidated final damages as aforesaid, Lessor shall transfer and convey the Leased Properties to Lessee upon the terms and provisions set forth in Article XXI. If any statute or rule of law shall validly limit the amount of such liquidated final damages to less than the amount above agreed upon, Lessor shall be entitled to the maximum amount allowable under such statute or rule of law. If any statute or rule of law shall validly limit the amount of such liquidated final damages to less than the amount above agreed upon, Lessor shall be entitled to the maximum amount allowable under such statute or rule of law.

19.6. If this Lease is terminated pursuant to Section 19.1, Lessee waives (a) any right of redemption, re-entry or repossession, (b) any right to a trial by jury in the event of summary proceedings, (c) the benefit of any laws now or hereafter in force exempting property from liability for rent or for debt and (d) the service of any notice which may be required by any present or future statute, law or decision.

ARTICLE XX

20. Lessor's Right to Cure Lessee's Default. If Lessee shall fail to make any payment or perform any act required to be made or performed hereunder, Lessor, after notice to and demand upon Lessee and without waiving or releasing any obligation or

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