

and in such notice may declare the said term ended, and upon the giving of such notice this lease shall immediately cease and terminate, and Lessor may thereupon enter the demised premises with or without process of law, and take possession of the demised premises, the buildings or improvements then situated thereon, and the machinery and equipment therein as described on Exhibit B and expel, remove and put out Lessee and every other person occupying the demised premises and/or such machinery and equipment by, through or under Lessee, using such force as may be necessary in so doing, and again repossess the demised premises, the buildings and improvements then situated thereon, and the machinery and equipment as of Lessor's former estate; or

(4) Lessor may, without terminating this lease, re-enter, repossess and resume possession of said demised premises the buildings and improvements thereon and the machinery and equipment either by force, process of law, summary proceedings, surrender, repossession or otherwise, and dispossess or remove therefrom Lessee and/or any other occupant of said demised premises or of any building or improvement thereon without being liable to prosecution therefor, or collect and receive the rent from any and all subtenants in possession of said demised premises or any part thereof, make further or other leases of space in said demised premises, renew leases, and otherwise operate said demised premises itself or by a managing agent, and collect and receive the rent and income and reimburse itself therefrom for the reasonable expenses necessarily incurred by Lessor in so doing, and Lessee shall be and remain liable for any deficiency between the net rentals so received and the rentals payable by Lessee hereunder.

IX. FURTHER REMEDIES OF LESSOR

A. In the event of any default as above set forth, the Lessor or anyone acting on Lessor's behalf, at Lessor's option: