

demised premises during the term of this sublease without hindrance or molestation of Lessor, or any person or persons claiming under Lessor, subject, however, to the matters hereinabove set forth.

15. DEFAULT. Should Lessee violate any of the terms, conditions or covenants of this agreement, Lessee shall have the right to cure any default in rent or money payment within ten () days, and the right to cure any other default within thirty () days after notice by Lessor to Lessee of such default. In the case of default and the same is not cured, Lessor may take possession of the demised premises or may enter and possess the premises as agent for Lessee and for its account and may re-let the premises for the account and benefit of Lessee at such rental as Lessor may reasonably be able to obtain, and Lessee shall be liable and pay to Lessor any deficiency and any costs and expenses incurred in such re-letting. In the event Lessor enters and takes possession of such premises as aforesaid, Lessee waives any damage that may be caused by Lessor in thus re-entering and taking possession, and any claim or damage that may result from the destruction or injury to the premises or building, and any claim or damage for loss of any property belonging to Lessee which may be in or upon the premises.

16. ATTORNEYS' FEES. If Lessor shall bring an action against Lessee to enforce the payment of any rent or any other sum due to Lessor hereunder, or to enforce any condition hereof, Lessee shall pay to Lessor such reasonable fee of Lessor's attorney in such action as may be allowed by the court in any such action.

17. NOTICES. All notices, demands and requests which may or are required to be given by either party to the other shall be in writing. All notices, demands and requests by Lessor to Lessee shall be sent by United States registered mail, postage prepaid, addressed to Lessee at such place as Lessee shall indicate at the time of signing this sublease, or at such place as Lessee shall indicate by writing thereafter if such address be changed. All notices, demands and requests by Lessee to Lessor shall be sent by United States registered mail, postage prepaid, at such place as Lessor may from time to time designate in writing. Such notices, demands and requests shall be deemed sufficiently served when deposited in the United States Mails.