

## ARTICLE 11

Additional Rent

Section 11.1. In addition to all rent as herein provided, Lessee shall pay on or before the date the same shall become due and payable, and as additional rent, all taxes, charges, costs and expenses, or substitutions in lieu thereof, which Lessee assumes or agrees to pay hereunder, together with all interest and penalties that may accrue thereon, and all other damages, costs and expenses which Lessor may suffer or incur by reason of Lessee's failure to promptly make agreed payments and any and all other sums which may become due, by reason of any default of Lessee or failure on Lessee's part to comply with the agreements, terms, covenants and conditions of this Lease on Lessee's part to be performed. In the event of nonpayment, Lessor shall have the rights and remedies herein provided for in the case of nonpayment of rent or a breach of condition.

Section 11.2. If Lessee shall default in making any rental payment required hereby and such default in payment shall continue for a period of ten (10) business days after notice by Lessor, or if Lessee shall default in complying with any other agreement, term, covenant, or condition hereof and such default in complying shall continue for a period of thirty (30) business days after notice by Lessor and Lessee shall not in good faith have corrected or have commenced with said thirty (30) business day period to correct such default and diligently proceed therewith, then and in any such event Lessor shall have the right at its option, in addition to other rights it may have under this Lease and otherwise, to make any such payment or comply with any such agreement, term, covenant or condition, and such amounts so expended by Lessor shall bear interest at