

ARTICLE XXVIII - VALIDITY OF LEASE

Section 28.01 Tenant understands and agrees that this Lease shall have no force or effect, nor be binding upon the Landlord, until it has been returned to the Tenant duly executed by the Landlord.

ARTICLE XXIX - SUCCESSORS AND ASSIGNS

Section 29.01 The provisions hereof shall bind Landlord and Tenant, their respective heirs, legal representatives, successors and assigns, and except as otherwise provided in this Lease, shall inure to the benefit of Landlord and Tenant.

ARTICLE XXX - DEFINITIONS: HEADINGS

Section 30.01 Wherever the words "Landlord" and "Tenant" appear herein, each shall be applicable to one or more persons, as the case may be, the singular shall include the plural, and the neuter to include the masculine and feminine, and if there shall be more than one, the obligation hereunder shall be joint and several.

Section 30.02 The headings used for the various articles herein contained are for convenient references only, and are not intended to define, construe or in any manner limit the contents of such articles.

ARTICLE XXXI - CANCELLATION

Section 31.01 Anything herein contained to the contrary notwithstanding, this Lease may not be cancelled by the Tenant except (1) for a default going to the essence of the Lease; or (2) destruction or taking (by eminent domain) of all or an essential part of the premises.

Section 31.02 In the event of the breach or threatened breach by Tenant of any of the restrictions contained in this Article XXXI, Landlord shall have the right of injunction and Landlord shall also have the right to serve notice upon the Tenant specifying the nature of Tenant's default and specifying a date not sooner than thirty (30) days after the date of giving such notice, when this Lease shall expire, unless by such date the conditions which created such breach shall have been cured or eliminated, and if on such date the conditions which created the default shall not have been cured or eliminated, this Lease shall expire and come to an end with the same force and effect as

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