

that this Lease shall expire on the date specified in such notice, which shall be at least 20 days after the giving of such notice, and upon the date specified in such notice, this Lease and all rights of the Lessee hereunder shall terminate.

- (c) Upon the expiration of this Lease pursuant to subparagraph (b) hereof, the Lessee shall peacefully surrender the leased premises to the Lessor, and the Lessor, upon or at any time after any such expiration, may without further notice re-enter the leased premises and repossess it by force, summary proceedings, ejectment or otherwise, and may dispossess the Lessee and remove the Lessee and all other persons and properties from the leased premises and may have, hold and enjoy the leased premises and the right to receive all rental income therefrom.
- (d) The Lessee shall remain liable for all its obligations under this Lease, despite the Lessor's re-entry, and the Lessor may re-rent or use the leased premises as agent for the Lessee, if the Lessor so elects. The Lessee waives any legal requirement for notice of intention to re-enter and any right of redemption.
- (e) Nothing herein shall be deemed to require the Lessor to give the Lessee any notice, other than such notice as may be required by statute, prior to the commencement of an unlawful detainer action for nonpayment of any rent, it being intended that the 20-day notice is only for the purpose of creating a conditional limitation hereunder pursuant to which this Lease shall terminate.

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