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ARTICLE X

EVENTS OF DEFAULT AND REMEDIES

SECTION 10.1. Events of Default Defined. The following shall be "events of default" under this Agreement and the terms "event of default" or "default" shall mean, whenever they are used in this Agreement, any one or more of the following events:

(a) Failure by the Lessee to pay the rents required to be paid under Section 5.3 of this Agreement applicable to principal and interest within five (5) days of the dates specified in Section 5.3.

(b) Any representation or warranty of the Lessee contained in this Agreement shall be false or misleading or failure by the Lessee to observe and perform any covenant, condition or agreement (other than as referred to in subsection (a) of this Section) in this Agreement on the part of the Lessee to be observed or performed, for a period of thirty days after written notice, specifying such failure and requesting that it be remedied, given to the Lessee by the County or the Mortgagee, unless the County and the Mortgagee shall agree in writing to an extension of such time prior to its expiration; provided in the case of a default specified in this subsection (b) of Section 10.1, if such default be such that it can be corrected, but it cannot be corrected within the said 30-day period, it shall not constitute an event of default if corrective

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