

with all due diligence (it being intended that in connection with a default not susceptible of being cured with due diligence within thirty (30) days that the time within which Sublessee may cure the same shall be extended for such period as may be necessary to complete the same with all due diligence), Sublessor may give to Sublessee a notice of intention to end this Sublease at the expiration of ten (10) days from the date of the giving of such second notice, and at the expiration of said ten (10) days, this Sublease and all right, title and interest of Sublessee hereunder shall expire as fully and completely as if that day were the date herein specifically fixed for the expiration of the term of this Sublease and Sublessee will then quit and surrender the Subleased Property to Sublessor, but Sublessee shall remain liable as hereinafter provided. If a voluntary or involuntary petition be filed by or against Sublessee under any law having for its purpose the adjudication of Sublessee a bankrupt, or the extension of the time of payment, composition, adjustment, modification, settlement or satisfaction of the liabilities of Sublessee, or the reorganization (other than a reorganization not involving the liabilities of Sublessee) or liquidation of Sublessee, or a receiver be appointed for the property of Sublessee

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