

unless Sublessee shall have paid to Sublessor all amounts of Basic Rent or additional rent then due under this Sublease,

and at the expiration of said ten (10) days, ~~or after the expiration of fifteen (15) days should Sublessor choose not~~

~~to notify Sublessee,~~ 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 this Sublease, and Sublessee will then quit and surrender the Subleased Property to Sublessor, but Sublessee shall remain liable as hereinafter provided.

If this Sublease shall expire as in this Section or in Section 1 of this Article provided, Sublessor or Sublessor's agents and servants may immediately or at any time thereafter re-enter the Demised Premises and remove all persons and all or any of Sublessee's property therefrom.

Section 3. Upon the expiration of the term of this Sublease by reason of the happening of the events hereinabove described in this Article, or in the event of the termination of this Sublease by summary dispossession proceeding or under any provision of law now or at any time hereafter in force, by reason of or based upon or arising out of a default under or breach of this Sublease on the part of Sublessee, or upon Sublessor recovering possession of the Demised Premises in the manner or in any of the circumstances hereinbefore mentioned, or in

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