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default other than a default in payment of rent; or

(b) Resume possession and re-lease or rent the leased premises for the remainder of the lease term for the account of Tenant and recover from Tenant, at the end of the lease term or at the time each payment of rent comes due under this lease, as the Landlord may choose, the difference between the rent provided for in this lease and the rent received on the re-lease or renting, together with all costs and expenses of the Landlord in connection with the re-leasing or re-rental and collection of rent and the cost of all repairs or renovations reasonably necessary in connection with the re-leasing or re-rental.

The remedies provided in this paragraph TWENTY-ONE shall not be exclusive and in addition thereto the Landlord may pursue such other remedies as are provided by law in the event of any breach, default or abandonment by Tenant. In any event and irrespective of any option exercised, Tenant agrees to pay and the Landlord shall be entitled to recover all costs and expenses incurred by the Landlord, including reasonable attorneys' fee, in connection with the collection of rental or damages or enforcing other rights of the Landlord in the event of any breach, default or abandonment by Tenant. The Tenant hereby expressly waives any and all rights or redemption, if any, granted by or under any present or future law in the event the Tenant shall be evicted or dispossessed for any cause, or in the event the Landlord shall obtain possession of the premises by virtue of the provisions of this lease, or otherwise.

TWENTY-TWO. REMOVAL OF FIXTURES. If, after default in payment of rent or breach of any other provision of this lease, or upon the expiration or termination of this lease, the Tenant moves out or is dispossessed and fails to remove, within a reasonable time, any trade fixtures, signs or other property prior to such removal or dispossession, then and in that event, the said fixtures, signs and property shall be deemed abandoned by Tenant and shall become the