

deems proper. Tenant shall be liable for the deficiency, if any, between Tenant's unpaid rent required hereunder (together with any other damages allowable the Landlord) and the rental obtained by Landlord upon reletting.

If this lease shall be terminated as provided in this paragraph or by summary dispossession proceedings or otherwise, Landlord, in addition to any other right under this paragraph, shall be entitled to recover the cost of placing the leased premises in the same condition as that in which the Tenant is required to surrender them to Landlord under this lease.

Tenant hereby expressly waives the service of any notice of intention to reenter provided in any statute or of the institution of legal proceedings to that end, and Tenant for and on behalf of itself and all persons claiming through or under Tenant, including any assignee or creditor of Tenant, also waives any and all right of redemption or reentry or repossession or to restore the operation of this lease in case Tenant shall be dispossessed by summary dispossession proceedings or otherwise, or in case of reentry or repossession by Landlord, or in case of any expiration or termination of this lease in accordance with its terms.

(k) Entire Agreement. This agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and shall not be modified in any manner except by instrument in writing executed by the parties hereto.