

the Lessee at whatever rent, for a term that may be more or less than the unexpired portion of the within Lease, and upon such other terms, provisions and conditions as Lessor deems advisable, applying any moneys collected first to the payment of resuming or obtaining possession, and second to the payment of costs of placing the leased premises in rentable condition, third in the payment of any real estate commission incurred by Lessor in such reletting and fourth, for the payment of any rental or other charges due hereunder and any other charges due to Lessor. Any surplus remaining thereafter shall be paid to Lessee and Lessee shall remain liable for any deficiency in rental which shall be paid upon demand therefor to Lessor.

20. Failure to Perform Covenant. Any failure on the part of either party to this Lease to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or any other similar cause beyond the control of the party so failing to perform, to the extent and for the period that such continues, save and except that the provisions of this Section shall not excuse a non-payment of rental or other sums due hereunder on the due date thereof.

21. Access to Leased Premises. Lessor or Lessor's agents shall have the right to enter the leased premises at all reasonable times for the purpose of inspecting or examining the same and to make such repairs as Lessor shall deem necessary or as may be required to be made by Lessor.

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