

1. the equivalent of the amount of the rent which would be payable under this Lease by Tenant if this Lease were still in effect, less

2. the net proceeds of any reletting effected pursuant to the provisions of subparagraph (d) of this section, after deducting all Landlord's expenses in connection with such reletting, including, without limitation, all repossession costs, brokerage commissions, legal expenses, reasonable attorneys' fees, alteration costs, and expenses of preparation for such reletting.

(f) Tenant shall pay such current damages, herein called deficiency, to Landlord monthly on the days on which the rent would have been payable under this Lease if this Lease were still in effect and Landlord shall be entitled to recover from Tenant each monthly deficiency as such deficiency shall arise. At any time after any such termination, whether or not Landlord shall have collected any monthly deficiency, Landlord shall be entitled to recover from Tenant, and Tenant shall pay to Landlord, on demand, as and for liquidated and agreed final damages for Tenant's default, an amount equal to the difference between the rent reserved hereunder for the unexpired portion of the Lease term and the then fair and reasonable rental value of the Leased Premises for the same period.

19. Condemnation. If the whole of the Leased Premises shall be taken or condemned in any eminent domain, condemnation or like proceeding by any competent authority for any public or quasi-public use or purpose (including, for the purposes of this Section, any voluntary conveyance in lieu of such proceeding), or if such portion thereof shall be taken or condemned as to make it unreasonable to use the remaining portion for the conduct of Tenant's business, then in any of such events, the term of this Lease shall cease and terminate as of the date of such taking or condemnation, and any award for such taking or condemnation