

(b) Upon the occurrence of an event of default, Landlord at any time thereafter may terminate this Lease and all rights of Tenant hereunder.

(c) Upon the termination of this Lease pursuant to paragraph (b) of this section, Tenant shall peacefully surrender the Leased Premises to Landlord, and Landlord upon or at any time after any such termination, may without further notice reenter the Leased Premises and repossess it by force, summary proceedings, ejectment, or otherwise, and may dispossess Tenant and remove Tenant and all other persons and property from the Leased Premises and may have, hold, and enjoy the Leased Premises and the right to receive all rental income therefrom.

(d) At any time after such termination, Landlord may relet the Leased Premises or any part thereof, in the name of Landlord or otherwise, for such term (which may be greater or less than the period which would otherwise have constituted the balance of the term of this Lease) and on such conditions as Landlord, in its uncontrolled discretion, may determine, and may collect and receive the rent therefor. Landlord shall in no way be responsible or liable for any failure to relet the Leased Premises or any part thereof, or for any failure to collect any rent due upon any such reletting.

(e) No such termination of this Lease shall relieve Tenant of its liability and obligations under this Lease, and such liability and obligations shall survive any such termination. In the event of any such termination, whether or not the Leased Premises or any part thereof shall have been relet, Tenant shall pay to Landlord the rent required to be paid by the Tenant up to the time of such termination, and thereafter Tenant, until the end of what would have been the term of this Lease in the absence of such termination, shall be liable to Landlord for, and shall pay to Landlord, as and for liquidated and agreed current damages for Tenant's default:

(CONTINUED ON NEXT PAGE)