

remedied; and the Sublessee herein shall have thirty (30) days after the receipt of said notice to remedy the specified default or breach.

3. (a) The Sublessee of the leasehold interest herein demised, in the event Headlessee shall be in default hereunder, shall within the period and otherwise as herein provided, have the right to remedy such default, or cause the same to be remedied, and Landlord shall accept such performance by or at the instigation of such Sublessee as if the same had been done by Headlessee. No default on the part of Headlessee in the performance of work required to be performed, or acts to be done, or conditions to be remedied, shall be deemed to exist, if steps shall, in good faith, have been commenced properly by the Headlessee or by the Sublessee to rectify the same and shall be prosecuted to completion with due diligence and continuity within the time herein provided. The Headlessee does hereby constitute and appoint the Sublessee as Headlessee's agent and attorney-in-fact with full power, in the Headlessee's name, place and stead, and at the Headlessee's cost and expense, to enter upon the demised premises and make repairs thereto, maintain the same, remove any violations of law, statutes, ordinances or rules or regulation of governing authorities and to otherwise perform any of the obligations of the Headlessee under this lease provided with respect to the care, maintenance or preservation of the land

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