

and buildings on the Demised Premises.

(b) Anything herein contained notwithstanding, while such leasehold interest remains of record, if an event or events shall occur which shall entitle Fee Owner to terminate this lease, and if before the expiration of ninety (90) days after the date of service of notice of termination under this lease, such Sublessee shall have paid to the Landlord all rent, additional rent and other payments herein provided for then in default and shall, after the expiration of such ninety (90) days diligently prosecute such work to conclusion so that any such default is corrected, and shall have complied, or shall be engaged in the work of complying, with all the other requirements of this lease, if any, then in default, then in such event, Fee Owner shall not be entitled to terminate this lease and any notice of termination theretofore given shall be void and of no effect; provided, however, that nothing herein contained shall in any way affect, diminish or impair the right of Fee Owner to terminate this lease or to enforce any other remedy upon the non-payment of any such rent and additional rent thereafter payable by Headlessee or upon any other subsequent default in the performance of any of the obligations of Fee Owner hereunder on the same aforesaid basis.

(c) Notwithstanding the foregoing, if the Fee Owner shall elect to terminate this lease by reason of the Headlessee