

AMENDMENT TO LEASE AGREEMENT

THIS AGREEMENT made this 11 th day of March, 2020, between Tornetta Realty Corp., Agent for Frank W. Comfort and Grace A. Comfort (hereinafter referred to as "Owner"), and Jee Sung Park, (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, by Lease Agreement dated April 9th, 2015, and amended and extended by exercised Option To Renew per Paragraph 26.24 of Lease Agreement, dated December 12, 2019, TORNETTA REALTY CORP., Agent for Landlord, did lease to Tenant all that certain portion of shopping center deemed to be approximately 1,252± square feet, situate in the Township of Lower Gwynedd, County of Montgomery, State of Pennsylvania, and having a mailing address of Penn Bell Plaza, 401 Penlllyn-Blue Bell Pike, Store 3, Blue Bell, PA 19422.

WHEREAS, Tenant and Landlord desire to modify the rent payments due on the Lease.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions hereinafter recited, the parties hereto, intending to be legally bound, hereby agree as follows:

1. The base rental for the period from April 1, 2020 through March 31, 2025 shall be amended as follows:

<u>TERM</u>	<u>MONTHLY RENTAL</u>
4/1/2020 – 3/31/2021:	\$2,030.00 NNN
4/1/2021 – 3/31/2022:	\$2,090.00 NNN
4/1/2022 – 3/31/2023:	\$2,155.00 NNN
4/1/2023 – 3/31/2024:	\$2,220.00 NNN
4/1/2024 – 3/31/2025:	\$2,285.00 NNN

2. The rent reduction made herein is revocable by Landlord at any time for any reason, and shall in no way impair, diminish, or replace any of the terms and conditions of the Lease, or the Landlord's right or remedies thereunder. If Tenant declares bankruptcy, becomes insolvent, or commits an Event of Default under the Lease, the previously reduced rent, or rent adjustments, shall become immediately due and payable, the same as if they were never adjusted. Tenant agrees to keep the premises fully staffed and equipped, and conduct business in a normal manner, formulate and commence an aggressive advertising and promotional program to generate additional business, and contact suppliers to request discounts and/or advertising money for specific promotions.

3. Tenant agrees to the confidentiality of this Agreement and that the breach thereof would cause great harm to the Landlord.

4. **CONFESSION OF JUDGMENT. IT IS AGREED AND UNDERSTOOD THAT CONFESSION OF JUDGMENT DESCRIBED IN SECTION(S) 21.03, (a),(b),(c),(d),(e),(f),(g) and (h), OF THE SUBJECT LEASE AGREEMENT IS HEREBY RESTATED IN ITS ENTIRETY IN THIS AMENDMENT TO LEASE ASSIGNMENT AGREEMENT AND SAID CLAUSE(S) ARE ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".**

SIGNATURES ON FOLLOWING PAGE

All other terms and conditions of the aforementioned Lease Agreement as amended and extended, shall remain in full force and effect.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successor and assigns.

IN WITNESS WHEREOF, and intending to be legally bound thereby, the parties hereto have executed this Amendment this 11th day of March, 2020.

TORNETTA REALTY CORP.,
Agent for Landlord

BY: 

Charles J. Tornetta

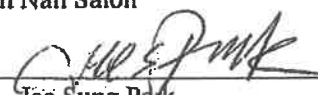
Frank W. Comfort

(OWNER)

Grace A. Comfort

(OWNER)

Penllyn Nail Salon

BY: 

Jee Sung Park

(TENANT)

EXHIBIT "A"

CONFESSION OF JUDGMENT
EXPLANATION AND DISCLOSURE OF RIGHTS/ WAIVERS

Owner/Lessor: Frank Comfort and Grace A. Comfort

Tenant/Lessee: Jee Sung Park

Lease: Dated April 9, 2015, for 401 Penllyn-Blue Bell Pike, Store 3 in the Penn Bell Plaza Shopping Center, Lower Gwynedd Township, Blue Bell, PA 19422, for space deemed to be 1,252± square feet of retail space ("Premises"), and by Extension / Option to Renew to the Lease dated December 12, 2019 (as amended, the "Lease").

1. As an additional and material inducement to Owner's agreeing to the terms and conditions of this Lease, Owner has required, and Tenant has agreed to give Owner a warrant of attorney to confess judgment against Tenant to take possession of the Premises and eject Tenant from the Premises. This disclosure is executed and delivered to Owner by Tenant to show that Tenant is knowingly, intelligently and voluntarily waiving the right to notice and hearing prior to the entry of the confessed judgment(s) and such other rights Tenant may have if a warrant of attorney to confess judgment for possession were not included in this Lease.

2. Tenant clearly and specifically acknowledges, understands and agrees as follows:

(A) THE WARRANTS OF ATTORNEY TO CONFESS JUDGMENT FOR POSSESSION CONTAINED IN THIS LEASE ARE PROVISIONS PERMITTING OWNER TO ENTER JUDGMENT BY CONFESSION AGAINST TENANT;

(B) THE LEASE CONTAINS PROVISIONS PERMITTING OWNER TO ENTER JUDGMENT AND TAKE POSSESSION OF THE PREMISES WITHOUT EITHER NOTICE OR A HEARING;

(C) BY SIGNING THIS LEASE CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, TENANT WILL GIVE UP THE RIGHT TO ANY NOTICE (EXCEPT AS MAY BE SPECIFICALLY PROVIDED IN THE LEASE) OR OPPORTUNITY TO BE HEARD PRIOR TO THE ENTRY OF A CONFESED JUDGMENT FOR POSSESSION ON THE RECORDS OF THE COURT;

(D) BY SIGNING THIS LEASE CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, TENANT AGREES OWNER CAN ENTER JUDGMENT PRIOR TO PROOF OF NON-PAYMENT OR OTHER DEFAULT UNDER THE LEASE ON THE PART OF TENANT;

(E) BY SIGNING THIS LEASE CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, TENANT WILL BE SUBJECT TO A GRANT OF POSSESSION OF THE PREMISES TO OWNER PRIOR TO PROOF BY OWNER OF NON-PAYMENT OR OTHER DEFAULT UNDER THE LEASE ON THE PART OF THE TENANT;

(F) BY SIGNING THIS LEASE CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, TENANT WILL NOT BE ABLE TO CHALLENGE A JUDGMENT ENTERED BY CONFESSION FOR POSSESSION, EXCEPT BY PROCEEDING TO OPEN OR STRIKE THE JUDGMENT. SUCH A PROCEEDING MAY RESULT IN ATTORNEY'S FEES AND COSTS WHICH TENANT MAY HAVE TO PAY.

(G) TENANT ACKNOWLEDGES, KNOWS AND UNDERSTANDS THAT IT IS THE CONFESSION OF JUDGMENT CLAUSES IN THIS LEASE WHICH GIVE OWNER THE RIGHTS ENUMERATED IN SUBPARAGRAPHS A THROUGH F OF PARAGRAPH 2 ABOVE. IF TENANT WERE NOT TO SIGN THE LEASE WHICH CONTAINS CONFESSION OF JUDGMENT CLAUSES DESCRIBED ABOVE, TENANT WOULD HAVE THE FOLLOWING RIGHTS:

(A) THE RIGHT TO HAVE NOTICE AND AN OPPORTUNITY TO BE HEARD PRIOR TO ENTRY OF JUDGMENT;

(B) THE RIGHT TO HAVE OWNER BEAR THE BURDEN OF PROVING A DEFAULT BEFORE SUCH OWNER COULD TAKE POSSESSION OF THE PREMISES;

(C) THE RIGHT TO AVOID THE ADDITIONAL EXPENSE OF ATTORNEY'S FEES AND COSTS INCIDENT TO THE OPENING OR STRIKING OF A CONFESSED JUDGMENT.

3. Tenant, with full and complete understanding of these rights which Tenant gives up, waives, relinquishes, and abandons respectively by signing and delivering this Lease, NEVERTHELESS FREELY, KNOWINGLY, INTELLIGENTLY AND VOLUNTARILY CHOOSES TO SIGN THIS LEASE WITH THE INTENTION TO GIVE UP, WAIVE, RELINQUISH, AND ABANDON TENANT'S KNOWN RIGHTS (AS DESCRIBED IN PARAGRAPH 2 ABOVE AND TO SUBJECT TENANT TO THE CIRCUMSTANCES DESCRIBED IN PARAGRAPH 2 ABOVE.

4. Tenant acknowledges, represents and warrants to Owner as follows:

(A) Tenant received a copy of this disclosure document at the time of signing;

(B) This Lease is a contract entered into for business purposes;

(C) Tenant's income exceeds \$10,000 per annum.

5. This instrument may be signed in one or more counterparts, each of which shall be deemed an original for all purposes.

IN WITNESS WHEREOF, Tenant, intending to be legally bound, has executed this disclosure this __ day of February, 2020.

We have read this form in its entirety and understand its contents and have received a copy.

TENANT/LESSEE

By:  (SEAL)

Name: Jee Sung Park

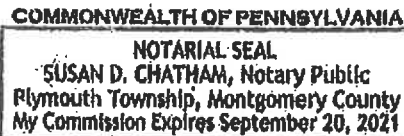
Its:

NOTARY ON FOLLOWING PAGE

STATE OF PENNSYLVANIA :
:SS
COUNTY OF MONTGOMERY :

Before me, a Notary Public in and for the State and County aforesaid, do hereby certify that on this day personally appeared before me Jee Sung Park, known to me (satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledges that they have executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My Commission expires: 9/20/21

Grace A. Comfort Estate
Frank Comfort, III, Executor
607 Bellaire Avenue
Ambler, PA 19002

March 3, 2022

Mr. Frank Comfort
521 Highland Avenue
Ambler, PA 19002

RE: Penllyn Nails

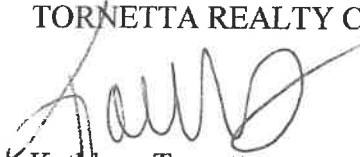
Dear Frank:

I enclose herein your fully executed copy of the Lease Assignment Agreement for Penllyn Nails located at 401 Penllyn-Blue Bell Pike, Store #3, Blue Bell, PA. Please keep this with your records.

If you have any questions, please feel free to contact me. Thank you.

Sincerely,

TORNETTA REALTY CORP.


Kathleen Tornetta
Senior Vice President

KT/dmb
Enclosures

LEASE ASSIGNMENT AGREEMENT

THIS LEASE ASSIGNMENT AGREEMENT made this 1st day of March, 2022, for the premises located at 401 Penllyn-Blue Bell Pike, Store #3, in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, by and between **Jee Sung Park, t/a Penllyn Nails**, ("ASSIGNOR"), and **Young Sun Ko**, ("ASSIGNEE") whose address is 1141 Snyder Road, Apt. F6, Lansdale, PA 19446 and **Young T. Nam**, ("ASSIGNEE") whose address is 139 Jonathan Drive, North Wales, PA 19454, Individually and Jointly, FEDERAL ID# _____.

WITNESSETH:

WHEREAS, **Jee Sung Park, t/a Penllyn Nails** as Tenants, and Estate of Grace Comfort ("Owner") c/o Tornetta Realty Corp., (Agent for Owner), 910 Germantown Pike, Plymouth Meeting, PA 19462, entered into a Lease Agreement dated April 9, 2015, ("Lease Agreement") for the premises located at 401 Penllyn-Blue Bell Pike, Store #3, in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, which consists of a store having approximately 1,252± square feet (the "Premises"); and

WHEREAS, Assignor has agreed to assign its rights under the Lease to Assignee and Assignee has agreed to assume all obligations of Assignor under the Lease.

WHEREAS, **Jee Sung Park, t/a Penllyn Nails** has exercised its option under Paragraph 26.24 of the Lease Agreement and amended under Amendment of Lease dated March 1, 2020 for the second renewal terms of five-year terms which shall expire on March 31, 2025; and

WHEREAS, the current rent is Two Thousand Ninety Dollars and Zero Cents (\$2,090.00) per month; and

WHEREAS, Owner has agreed to offer an additional three (3) year option at the end of the current term effective April 1, 2025, provided Tenant has not been in default at any time during this lease. Rates are as follows:

Term	Monthly Rent	Yearly Rent
04/01/2025-03/31/2026	\$2,353.76	\$28,245.12
04/01/2026-03/31/2027	\$2,424.71	\$29,096.48
04/01/2027-03/31/2028	\$2,497.74	\$29,972.88

WHEREAS, Owner consents to the assignment of such Lease, as amended and extended, from Assignor to Assignee, pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, for the premises set forth herein and other good and valuable consideration, receipt of which is hereby acknowledged, and intending to be legally bound, Owner, Assignor, Assignee and Guarantors agree as follows:

1. Assignor grants, bargains, sells, assigns, transfers and sets over to Assignee the Lease Agreement, to have and to hold the Premises demised thereunder, subject nevertheless, to the several rents, covenants, conditions and agreements in the Lease Agreement, as amended and extended, reserved and contained.

2. Assignee assumes the Lease Agreement, as amended and extended, for the balance of the term thereof, and shall pay rent, additional rent, utilities, and any other fees or charges that are Assignee's responsibility. Assignor and Assignee shall pro-rate between them any amounts already paid by Assignor to Landlord for the period commencing March 3, 2022 and thereafter. Assignee shall further faithfully perform all of the covenants, stipulations and agreements contained therein, specifically including but not limited to the confession of judgement and/or default provisions of the Lease Agreement and Addendum.

3. Assignor agrees to be responsible for all utility bills and fees or expenses owed by Assignor, including liability and damages incurred up to and including midnight March 3, 2022, the same as contained in the original Lease Agreement. However, Owner reserves the right to a final inspection of the premises once Assignor has vacated to determine that the premises and utility services are in substantially good condition as was delivered to Assignor. Should the final inspection of the premises determine that the premises and utility services are not in substantially good condition, then Assignor shall be responsible to correct the same to the satisfaction of the Owner.

4. It is agreed and understood by all parties that the existing security deposit in the amount of One Thousand Eight Hundred Thirty-Two Dollars and Eighty-Nine Cents (\$1,832.89) is being given to Owner due to damage from negligence on behalf of Assignor with expenses from pipes bursting twice from Assignor turning down heat. Assignor confirms that it will no longer have any right or interest in said security deposit.

5. It is agreed and understood that Assignees will deposit a security deposit in the amount of Eight Thousand Three Hundred Sixty Dollars and Zero Cents (\$8,360.00) and will be held by Agent as stipulated in Section 8.01 of the Lease.

Should Tenant comply with all said terms, covenants and conditions and promptly pay all of the rental herein provided as it falls due, and all other sums payable by Tenant to Agent, hereunder, Agent shall return Two Thousand Ninety Dollars and Zero Cents (\$2,090.00) on March 31, 2023 and Two Thousand Ninety Dollars and Zero Cents (\$2,090.00) on March 31, 2024, provided Tenant has not been in default of this Lease at any time during the initial term, the remainder of the deposit shall remain until the Lease termination.

6. As a condition of said Assignment, Owner has requested a guarantee by Young Sun Ko and Young T. Nam which is attached hereto and made a part hereof as Exhibit "B".

7. CONFESSION OF JUDGMENT. IT IS AGREED AND UNDERSTOOD THAT CONFESSION OF JUDGMENT DESCRIBED IN PARAGRAPHS 21.03 -21.04 OF THE SUBJECT LEASE AGREEMENT IS HEREBY

**RESTATED IN ITS ENTIRETY IN THIS LEASE AGREEMENT AND SAID
CLAUSE(S) ARE ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".**

8. The parties to this agreement acknowledge that this agreement may be circulated for signature by email and facsimile. This agreement may be signed in counterparts, all of which together shall constitute one agreement. The parties agree that an email copy or facsimile copy of this agreement showing signatures by all of the parties hereto shall constitute a binding agreement.

9. This Assignment shall be construed in accordance with the laws of the Commonwealth of Pennsylvania. If any provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each provision of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

10. This Assignment shall be binding and inure to the benefit of the Assignor and the Assignee, including their respective personal representatives, heirs, successors, and assigns.

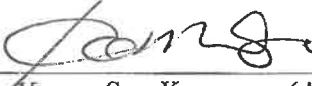
SIGNATURE PAGE AS FOLLOWS

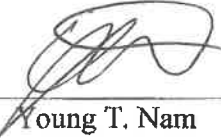
IN WITNESS WHEREOF, the parties have caused this Assignment to be executed by their duly authorized representatives the day and year first above written.

TORNETTA REALTY CORP., AGENT

BY: _____

BY: _____
Jee Sung Park (ASSIGNOR)

BY:  _____
Young Sun Ko (ASSIGNEE)

BY:  _____
Young T. Nam (ASSIGNEE)

CONSENT

Owner does hereby consent to the above Assignment conditioned upon Assignee's assumption of Assignor's liability under the Lease Agreement, as amended and extended, and the continuance of Assignor's liability thereunder, but upon the express condition that neither such consent nor the collection of rent from Assignee shall be deemed a waiver or relinquishment for the future of the covenant against assignment or subletting.

401 Penllyn Pike

Dated: _____

BY: _____
Frank Comfort (OWNER)

BY: _____
Estate of Grace Comfort (OWNER)

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed by their duly authorized representatives the day and year first above written.

TORNETTA REALTY CORP., AGENT

BY: 

BY: 
Jee Sung Park (ASSIGNOR)

BY: _____
Young Sun Ko (ASSIGNEE)

BY: _____
Young T. Nam (ASSIGNEE)

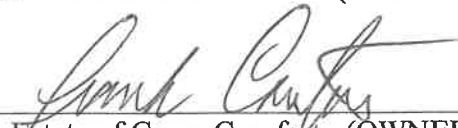
CONSENT

Owner does hereby consent to the above Assignment conditioned upon Assignee's assumption of Assignor's liability under the Lease Agreement, as amended and extended, and the continuance of Assignor's liability thereunder, but upon the express condition that neither such consent nor the collection of rent from Assignee shall be deemed a waiver or relinquishment for the future of the covenant against assignment or subletting.

401 Penllyn Pike

Dated: 3-2-2022

BY: 
Frank Comfort (OWNER)

BY: 
Estate of Grace Comfort (OWNER)

CONFESSION OF JUDGMENT
EXPLANATION AND DISCLOSURE OF RIGHTS/WAIVERS

Assignor: Jee Sung Park, t/a Penllyn Nails

Assignee: Young Sun Ko and Young T. Nam

Premises: 401 Penllyn-Blue Bell Pike, Store #3, Blue Bell, Pennsylvania

1. As an additional and material inducement to Assignor's agreeing to the terms and conditions of this Lease Assignment Agreement, Assignor has required, and Assignee has agreed to give Assignor a warrant of attorney to confess judgment against Assignee to take possession of the Premises and eject Assignee from the Premises. This disclosure is executed and delivered to Assignor by Assignee to show that Assignee is knowingly, intelligently and voluntarily waiving the right to notice and hearing prior to the entry of the confessed judgment(s) and such other rights Assignee may have if a warrant of attorney to confess judgment for possession were not included in this Lease Assignment Agreement.

2. Assignee clearly and specifically acknowledges, understands and agrees as follows:

(A) THE WARRANTS OF ATTORNEY TO CONFESS JUDGMENT FOR POSSESSION CONTAINED IN THIS LEASE ARE PROVISIONS PERMITTING ASSIGNOR TO ENTER JUDGMENT BY CONFESSION AGAINST ASSIGNEE;

(B) THE LEASE AND LEASE ASSIGNMENT AGREEMENT CONTAINS PROVISIONS PERMITTING ASSIGNOR TO ENTER JUDGMENT AND TAKE POSSESSION OF THE PREMISES WITHOUT EITHER NOTICE OR A HEARING;

(C) BY SIGNING THIS LEASE ASSIGNMENT AGREEMENT CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, ASSIGNEE WILL GIVE UP THE RIGHT TO ANY NOTICE (EXCEPT AS MAY BE SPECIFICALLY PROVIDED IN THE LEASE OR LEASE ASSIGNMENT AGREEMENT) OR OPPORTUNITY TO BE HEARD PRIOR TO THE ENTRY OF A CONFESSED JUDGMENT FOR POSSESSION ON THE RECORDS OF THE COURT;

(D) BY SIGNING THIS LEASE ASSIGNMENT AGREEMENT CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, ASSIGNEE AGREES ASSIGNOR CAN ENTER JUDGMENT PRIOR TO PROOF OF NON-PAYMENT OR

OTHER DEFAULT UNDER THE LEASE OR LEASE ASSIGNMENT AGREEMENT ON THE PART OF ASSIGNEE;

(E) BY SIGNING THIS LEASE ASSIGNMENT AGREEMENT CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, ASSIGNEE WILL BE SUBJECT TO A GRANT OF POSSESSION OF THE PREMISES TO ASSIGNOR PRIOR TO PROOF BY ASSIGNOR OF NON-PAYMENT OR OTHER DEFAULT UNDER THE LEASE OR LEASE ASSIGNMENT AGREEMENT ON THE PART OF THE ASSIGNEE;

(F) BY SIGNING THIS LEASE ASSIGNMENT AGREEMENT CONTAINING THE CONFESSION OF JUDGMENT CLAUSES, ASSIGNEE WILL NOT BE ABLE TO CHALLENGE A JUDGMENT ENTERED BY CONFESSION FOR POSSESSION, EXCEPT BY PROCEEDING TO OPEN OR STRIKE THE JUDGMENT. SUCH A PROCEEDING MAY RESULT IN ATTORNEY'S FEES AND COSTS WHICH ASSIGNEE MAY HAVE TO PAY.

(G) ASSIGNEE ACKNOWLEDGES, KNOWS AND UNDERSTANDS THAT IT IS THE CONFESSION OF JUDGMENT CLAUSES IN THIS LEASE WHICH GIVE ASSIGNOR THE RIGHTS ENUMERATED IN SUBPARAGRAPHS A THROUGH F OF PARAGRAPH 2 ABOVE. IF ASSIGNEE WERE NOT TO SIGN THE LEASE ASSIGNMENT AGREEMENT WHICH CONTAINS CONFESSION OF JUDGMENT CLAUSES DESCRIBED ABOVE, ASSIGNEE WOULD HAVE THE FOLLOWING RIGHTS:

(A) THE RIGHT TO HAVE NOTICE AND AN OPPORTUNITY TO BE HEARD PRIOR TO ENTRY OF JUDGMENT;

(B) THE RIGHT TO HAVE ASSIGNOR BEAR THE BURDEN OF PROVING A DEFAULT BEFORE SUCH ASSIGNOR COULD TAKE POSSESSION OF THE PREMISES;

(C) THE RIGHT TO AVOID THE ADDITIONAL EXPENSE OF ATTORNEY'S FEES AND COSTS INCIDENT TO THE OPENING OR STRIKING OF A CONFESSED JUDGMENT.

3. Assignee, with full and complete understanding of these rights which Assignee gives up, waives, relinquishes, and abandons respectively by signing and delivering this Lease Assignment Agreement, NEVERTHELESS FREELY, KNOWINGLY, INTELLIGENTLY AND VOLUNTARILY CHOOSES TO SIGN THIS LEASE ASSIGNMENT AGREEMENT WITH THE INTENTION TO GIVE UP, WAIVE,

RELINQUISH, AND ABANDON ASSIGNEE'S KNOWN RIGHTS (AS DESCRIBED IN PARAGRAPH 2 ABOVE AND TO SUBJECT ASSIGNEE TO THE CIRCUMSTANCES DESCRIBED IN PARAGRAPH 2 ABOVE.

4. Assignee acknowledges, represents and warrants to Assignor as follows:

(A) Assignee received a copy of this disclosure document at the time of signing;

(B) This Lease Assignment Agreement is a contract entered into for business purposes;

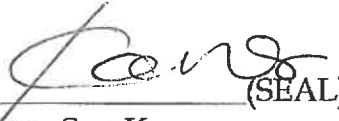
(C) Assignee's income exceeds \$10,000 per annum.

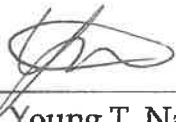
5. This instrument may be signed in one or more counterparts, each of which shall be deemed an original for all purposes.

IN WITNESS WHEREOF, Assignee, intending to be legally bound, has executed this disclosure this 3 day of March, 2022.

We have read this form in its entirety and understand its contents and have received a copy.

ASSIGNEE

By:  (SEAL)
Name: Young Sun Ko
Its:

By:  (SEAL)
Name: Young T. Nam
Its:

NOTARY ON FOLLOWING PAGE

STATE OF PENNSYLVANIA :
:SS
COUNTY OF _____:

On the 3rd day of March, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Young Sun Ko & Young T Nam, known to me (satisfactorily proven) to be the _____ of a Pennsylvania corporation, whose name is subscribed to the within instrument and who acknowledges that (s)he has the authority to sign on behalf of the Pennsylvania corporation and that (s)he has executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My Commission expires:

Commonwealth of Pennsylvania - Notary Seal
UAM PAK, Notary Public
Montgomery County
My Commission Expires February 19, 2025
Commission Number 1302667

STATE OF PENNSYLVANIA :
:SS
COUNTY OF _____:

On the ____ day of _____, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____, known to me (satisfactorily proven) to be the _____ of a Pennsylvania corporation, whose name is subscribed to the within instrument and who acknowledges that (s)he has the authority to sign on behalf of the Pennsylvania corporation and that (s)he has executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission expires:

EXHIBIT B

GUARANTY

For Value Received, and in consideration for, and as an inducement to the Owner to make the foregoing lease with **Young Sun Ko and Young T. Nam** as Tenant, the undersigned, as Guarantor, unconditionally and absolutely guarantees the full and faithful performance and observance of all the covenants, terms, conditions and agreements therein provided to be performed and observed by Tenant, Tenant's successors and assigns, and expressly agrees that the validity of this agreement and the obligations of the Guarantor hereunder shall in no wise be terminated, affected or impaired by reason of the assertion by Owner against Tenant of any rights or remedies reserved to Owner pursuant to the provisions of the within Lease or by the relief of the Tenant from any of Tenant's obligations under said Lease by operation of law or otherwise (including, but without limitation, the rejection of the said Lease in connection with proceedings under the bankruptcy laws now or hereafter enacted); the undersigned hereby waiving all surety ship defenses. Neither Guarantor's obligation to make payment in accordance with the terms of this Guaranty nor any remedy for the enforcement thereof shall be impaired, modified, released, or limited in any way by any impairment, modification, release, or limitation of the liability of Tenant or its estate in bankruptcy, resulting from the operation of any present or future provision of the Bankruptcy Code of the United States or from the decision of any court interpreting the same.

The undersigned further covenants and agrees that this Guaranty shall remain and continue in full force and effect as to renewal, modification or extension of this Lease, or if the Tenant holds over beyond the term of this Lease, and the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance and observance of all of the covenants, terms, and conditions of the Lease and of any such modifications thereof, whether or not the undersigned shall have any notices of or consented to such renewal, modification, extension, or holding over beyond the term of said Lease. The undersigned further agrees that its liability under this Guaranty shall be primary, and that in any right of action which shall accrue to the Owner under said Lease, the Owner may, at Owner's option, proceed against the undersigned and the Tenant, jointly or severally, or may proceed against the undersigned, and carry to final judgment, without having commenced any action against or having obtained any judgment against the Tenant. Until all of Tenant's obligations under the Lease are fully performed, Guarantor (a) waives any rights that Guarantor may have against Tenant by reason of any one or more payments or acts in compliance with the obligations of Guarantor under this Guaranty, and (b) subordinates any liability or indebtedness of Tenant held by Guarantor to the obligations of Tenant to Owner under this Lease. Guarantor hereby waives the benefit of any statute of limitations affecting Guarantor's liability under this Guaranty. Further, the Lease and this Guaranty shall be governed by, interpreted under the laws of, and enforced in the Courts of Pennsylvania. Guarantor irrevocably appoints Tenant as its agent for service of process related to this Guaranty, and Guarantor hereby waives the right to trial by jury in any action or proceeding that may hereafter be instituted by Owner against Guarantor in respect of this Guaranty. Guarantor will pay to Owner all of Owner's expenses including, but not limited to, attorney's fees incurred in enforcing this Guaranty.

It is agreed that the failure of the Owner to insist in any one or more instances upon a strict and faithful performance or observance of any of the terms, conditions, provisions or covenants of the foregoing Lease or to exercise any rights therein contained shall not be construed or deemed to be a waiver or relinquishment for the future of such terms, provision, covenant or right; but the same shall continue and remain in full force and effect. Receipt by the Owner of rent with knowledge of the breach of any provision of the foregoing Lease shall not be deemed a waiver of such breach, and insofar as the payment of Tenant of any sums of money to Owner is involved, this Guaranty is a guaranty of payment and not of collection, and shall remain in full force and effect until payment in full to Owner of all sums payable under the Lease. Guarantor waives any right to require that any action be brought against Tenant, and Guarantor waives any right to require that resort be had to any security or to any other credit in favor of Tenant. Guarantor expressly agrees (without in any way limiting its liability under any other provision of this Guaranty) that Guarantor shall, at the request of Owner, enter into a new lease with Owner on the same terms and conditions as contained in the Lease immediately prior to its termination, for a term commencing on the termination date of the Lease and ending on the expiration date of the Lease, if the Lease shall be terminated due to a default by Tenant thereunder.

GUARANTOR, AND EACH OF THEM, HEREBY EMPOWER ANY ATTORNEY OF ANY COURT OF RECORD IN THE UNITED STATES OR ELSEWHERE TO APPEAR FOR GUARANTOR, AND EACH OF THEM, IN ANY OR ALL ACTIONS WHICH MAY BE BROUGHT TO ENFORCE THE OBLIGATIONS HEREUNDER AND/OR FOR COSTS, EXPENSES AND/OR REASONABLE COUNSEL FEES AGREED TO BE PAID BY GUARANTOR AND/OR TO SIGN FOR GUARANTOR, OR ANY OF THEM, AN AGREEMENT FOR ENTERING IN ANY COMPETENT COURT AN AMICABLE ACTION OR ACTIONS FOR THE RECOVERY OF ALL SUMS DUE BY GUARANTOR, COSTS OR EXPENSES INCURRED BY OWNER AND REASONABLE COUNSEL FEES AND IN SAID SUITS OR IN SAID AMICABLE ACTION OR ACTIONS TO CONFESS JUDGMENT AGAINST GUARANTOR, OR ANY OF THEM, FOR ALL OR ANY PART OF THE OBLIGATIONS HEREUNDER AND ALL SUCH COSTS, EXPENSES AND REASONABLE COUNSEL FEES. SUCH AUTHORITY SHALL NOT BE EXHAUSTED BY ONE EXERCISE BUT JUDGMENT MAY BE CONFESSED AS AFORESAID FROM TIME TO TIME AS ANY SUMS AND/OR COSTS, EXPENSES OR REASONABLE COUNSEL FEES SHALL BE DUE. GUARANTOR WAIVES ALL RELIEF FROM ANY AND ALL APPRAISEMENT OR EXEMPTION LAWS NOW IN FORCE OR HEREAFTER ENACTED.

No subletting, assignment or other transfer of the within Lease, or any interest therein, shall operate to extinguish or diminish the liability of the undersigned Guarantor under this Guaranty; and whenever reference is made to the liability of the Tenant named in the within Lease, such reference shall be deemed likewise to refer to the undersigned Guarantor.

Guarantor represents and warrants that this Guaranty has been duly executed, and

constitutes Guarantor's valid and legally binding agreement in accordance with its terms.

It is further agreed that all of the terms and provisions hereof shall inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties —

Owner, and shall be binding upon the respective heirs, successors, executors, administrators, assigns, or legal representatives of the undersigned.

IN WITNESS WHEREOF, the undersigned Guarantor has duly executed this instrument, this 3 day of March, 2022.

This instrument may be executed in any number of counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.


Name Young Sun Ko
Address: 1141 Snyder Rd # F6
Lansdale, PA 19446
S/S# 179-82-9782


Name Young T Nam
Address: 139 Jonathan Dr
North Wales, PA 19454
S/S# 184-72-5355

STATE OF Pennsylvania
COUNTY OF ^{SS} Montgomery

Then personally appeared before me, Young Sun Ko,
known to me (satisfactorily proven), and acknowledged the foregoing instrument to be their free
act and deed, for the purposes therein contained.


NOTARY PUBLIC

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
UAM PAK, Notary Public
Montgomery County
My Commission Expires February 19, 2025
Commission Number 1302667

STATE OF Pennsylvania
SS

COUNTY OF Montgomery

Then personally appeared before me, Young T Nam,

known to me (satisfactorily proven), and acknowledged the foregoing instrument to be their free act and deed, for the purposes therein contained.


NOTARY PUBLIC

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
UAM PAK, Notary Public
Montgomery County
My Commission Expires February 19, 2025
Commission Number 1302667

account of Tenant, all without service of notice or resort to legal process and without being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned thereby, for the purpose of distraining or levying and for any other purposes; to take possession of and sell all goods and chattels at auction, on three (3) days notice served in person to the Tenant, or left on the premises, and pay the Owner out of the proceeds all rents and/or other charges herein payable as rent, and all costs and officers' commissions, including watchman's wages and sums chargeable to Owner, and further including a sum equal to five (5%) percent of the amount of the levy as commissions to the constable or other persons making the levy, and in such case all costs, officer's commission and other charges shall immediately attach and become a part of the claim of Owner for rent, and any tender of rent without said costs, commission and charges made after the issue of a warrant shall not be sufficient to satisfy the claim of the Owner.

Tenant hereby expressly waives in favor of Owner the benefit of all laws now made or which may hereafter be made regarding any limitation as to the goods upon which, or the time within which, distress is to be made after removal of goods, and further relieves the Owner of the obligation of proving or identifying such goods.

SECTION 21.02 RIGHT TO RELET.

Should Owner elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the premises, and relet said premises or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Owner in its sole discretion may deem advisable; upon each such reletting all rentals received by the Owner from such reletting shall be applied, first, to the payment of any indebtedness other than rent due hereunder from Tenant to Owner; second, to the payment of any costs and expense of such reletting, including brokerage fees and attorney's fees and of costs of such alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the residue, if any, shall be held by Owner and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during the month by Tenant hereunder, Tenant shall pay any such deficiency to Owner.

Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said premises by Owner shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Owner may at any time thereafter elect to terminate this Lease for such previous breach. Should Owner at any time terminate this Lease for any breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Premises, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term over the then reasonable rental value of the Leased Premises for the remainder of the stated term, all of which amounts shall be immediately due and payable from Tenant to Owner. In determining the rent which would be payable by Tenant hereunder, subsequent to default the annual rent for each year of the unexpired term shall be equal to the average annual minimum rents paid by Tenant from the commencement of the term to the time of default, or during the preceding three full calendar years, whichever period is shorter.

SECTION 21.03 CONFESSION OF JUDGMENT; CERTAIN WAIVERS.

In addition to, and not in lieu of any of the foregoing rights granted to Owner, the following shall apply:

THE FOLLOWING PARAGRAPHS SET FORTH A WARRANT OF AUTHORITY FOR AN ATTORNEY TO CONFESS JUDGMENT AGAINST TENANT.

(a) CONFESSION OF JUDGMENT FOR MONEY

TENANT COVENANTS AND AGREES THAT IF THE RENT AND / OR ANY CHARGES RESERVED IN THIS LEASE AS RENT (INCLUDING ALL ACCELERATIONS OF RENT PERMISSIBLE UNDER THE PROVISIONS OF THIS LEASE) SHALL REMAIN UNPAID FIVE (5) DAYS AFTER THE SAME IS REQUIRED TO BE PAID, THEN AND IN THAT EVENT, OWNER MAY CAUSE JUDGMENT TO BE ENTERED AGAINST TENANT, AND FOR THAT PURPOSE TENANT HEREBY AUTHORIZES AND EMPOWERS OWNER OR ANY PROTHONOTARY, CLERK OF COURT OR ATTORNEY OF ANY COURT OF RECORD TO APPEAR FOR AND CONFESS JUDGMENT AGAINST TENANT AND AGREES THAT OWNER MAY COMMENCE AN ACTION PURSUANT TO PENNSYLVANIA RULES OF CIVIL PROCEDURE NO. 2950 ET SEQ. FOR THE RECOVERY FROM TENANT OF ALL RENT HEREUNDER (INCLUDING ALL ACCELERATIONS OF RENT PERMISSIBLE UNDER THE PROVISIONS OF THIS LEASE) AND / OR FOR ALL CHARGES RESERVED HEREUNDER AS RENT, AS WELL AS FOR INTEREST AND COSTS AND

ATTORNEY'S COMMISSION, FOR WHICH AUTHORIZATION TO CONFESS JUDGMENT, THIS LEASE, OR A TRUE AND CORRECT COPY THEREOF, SHALL BE SUFFICIENT WARRANT. SUCH JUDGMENT MAY BE CONFESSED AGAINST TENANT FOR THE AMOUNT OF RENT IN ARREARS (INCLUDING ALL ACCELERATIONS OF RENT PERMISSIBLE UNDER THE PROVISIONS OF THIS LEASE) AND / OR FOR ALL CHARGES RESERVED HEREUNDER AS RENT, AS WELL AS FOR INTEREST AND COSTS; TOGETHER WITH AN ATTORNEY'S COMMISSION OF FIVE PERCENT (5%) OF THE FULL AMOUNT OF OWNER'S CLAIM AGAINST TENANT. NEITHER THE RIGHT TO INSTITUTE AN ACTION PURSUANT TO PENNSYLVANIA RULES OF CIVIL PROCEDURE NO. 2950 ET SEQ. NOR THE AUTHORITY TO CONFESS JUDGMENT GRANTED HEREIN SHALL BE EXHAUSTED BY ONE OR MORE EXERCISES THEREOF, BUT SUCCESSIVE COMPLAINTS MAY BE FILED AND SUCCESSIVE JUDGMENTS MAY BE ENTERED FOR THE AFOREDESCRIBED SUMS FIVE DAYS OR MORE AFTER THEY BECOME DUE AS WELL AS AFTER THE EXPIRATION OF THE ORIGINAL TERM AND / OR DURING OR AFTER EXPIRATION OF ANY EXTENSION OR RENEWAL OF THIS LEASE.

By: J.P.

Initials of Tenant's authorized representative

(b) CONFESSION OF JUDGMENT FOR POSSESSION

(i) WHEN THIS LEASE OR TENANT'S RIGHT OF POSSESSION SHALL BE TERMINATED BY COVENANT OR CONDITION BROKEN, OR FOR ANY OTHER REASON, AND ALSO WHEN AND AS SOON AS TERM SHALL HAVE EXPIRED OR BEEN TERMINATED, TENANT HEREBY IRREVOCABLY AUTHORIZES AND EMPOWERS ANY ATTORNEY OR CLERK OF ANY COURT OF RECORD AS ATTORNEY FOR TENANT AND ANY PERSONS CLAIMING THROUGH OR UNDER TENANT AT ANY TIME AFTER SUCH EXPIRATION OR TERMINATION TO CONFESS JUDGMENT IN EJECTMENT AGAINST TENANT AND ALL PERSONS CLAIMING THROUGH OR UNDER TENANT FOR THE RECOVERY BY OWNER OF POSSESSION OF THE LEASED PREMISES, FOR WHICH THIS LEASE OR A COPY HEREOF SHALL BE SUFFICIENT WARRANT, WHEREUPON, IF OWNER SO DESIRES, A WRIT OF EXECUTION OR OF POSSESSION MAY ISSUE NO EARLIER THAN THIRTY (30) DAYS AFTER ENTRY OF THE JUDGMENT, AND WITHOUT ANY PRIOR WRIT OR PROCEEDINGS WHATSOEVER. IF FOR ANY REASON AFTER SUCH ACTION SHALL HAVE BEEN COMMENCED THE SAME SHALL BE DETERMINED, CANCELLED OR SUSPENDED AND POSSESSION OF THE LEASED PREMISES REMAIN IN OR BE RESTORED TO TENANT OR ANY PERSON CLAIMING THROUGH OR UNDER TENANT, OWNER SHALL HAVE THE RIGHT, UPON ANY SUBSEQUENT DEFAULT OR DEFAULTS, OR UPON ANY SUBSEQUENT TERMINATION OR EXPIRATION OF THIS LEASE OR ANY RENEWAL OR EXTENSION HEREOF, OR OF TENANT'S RIGHT OF POSSESSION, AS HEREINBEFORE SET FORTH, TO CONFESS JUDGMENT IN EJECTMENT AS HEREINBEFORE SET FORTH ONE OR MORE ADDITIONAL TIMES TO RECOVER POSSESSION OF THE LEASED PREMISES.

(c) IN ANY ACTION OF OR FOR EJECTMENT, IF OWNER SHALL FIRST CAUSE TO BE FILED IN SUCH ACTION AN AFFIDAVIT MADE BY IT OR SOMEONE ACTING FOR IT SETTING FORTH THE FACTS NECESSARY TO AUTHORIZE THE ENTRY OF JUDGMENT, SUCH AFFIDAVIT SHALL BE CONCLUSIVE EVIDENCE OF SUCH FACTS; AND IF A TRUE COPY OF THIS LEASE (AND OF THE TRUTH OF THE COPY SUCH AFFIDAVIT SHALL BE SUFFICIENT EVIDENCE) BE FILED IN SUCH ACTION, IT SHALL NOT BE NECESSARY TO FILE THE ORIGINAL AS A WARRANT OF ATTORNEY, AND RULE OF COURT, CUSTOM OR PRACTICE TO THE CONTRARY NOTWITHSTANDING. NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT TENANT FROM PETITIONING TO OPEN OR STRIKE ANY JUDGMENTS ENTERED BY CONFESSION.

(d) TENANT RELEASES TO OWNER, AND TO ANY AND ALL ATTORNEYS WHO MAY APPEAR FOR TENANT, ALL PROCEDURAL ERRORS IN ANY PROCEEDINGS TAKEN BY OWNER, WHETHER BY VIRTUE OF THE WARRANT OF ATTORNEY CONTAINED IN THIS LEASE OR NOT, AND ALL LIABILITY THEREFOR.

(e) (i) TENANT ACKNOWLEDGES THAT IT FULLY UNDERSTANDS THE CONFESSION OF JUDGMENT CONTAINED IN THE PRECEDING PARAGRAPHS HEREOF AND THAT THE LANDLORD -TENANT RELATIONSHIP CREATED HEREBY IS COMMERCIAL IN NATURE. THE UNDERSIGNED WAIVES ANY RIGHT TO A HEARING WHICH WOULD OTHERWISE BE A CONDITION TO OWNER'S OBTAINING THE JUDGMENTS AUTHORIZED BY THE PREVIOUS PARAGRAPH.

(ii) TENANT HEREBY ACKNOWLEDGES THAT BY AGREEING TO THE FOREGOING CONFESSION OF JUDGMENT AND WARRANT OF ATTORNEY, TENANT WAIVES THE RIGHT TO NOTICE AND A PRIOR JUDICIAL PROCEEDING TO DETERMINE ITS RIGHTS AND LIABILITIES, AND FURTHER ACKNOWLEDGES THAT OWNER MAY, ON DEFAULT BY TENANT UNDER THE LEASE, SUBJECT TO SUCH NOTICE REQUIREMENTS, IF ANY, AS ARE HEREIN

EXPRESSLY PROVIDED, OBTAIN A JUDGMENT AGAINST TENANT FOR POSSESSION OF THE LEASED PREMISES WITHOUT ANY OPPORTUNITY OF TENANT TO RAISE ANY DEFENSE, SETOFF, COUNTERCLAIM OR OTHER CLAIM THAT TENANT MAY HAVE. TENANT KNOWINGLY, VOLUNTARILY AND INTELLIGENTLY GRANTS OWNER THE FOREGOING RIGHT TO CONFESS JUDGMENT AND WARRANT OF ATTORNEY AS AN EXPLICIT AND MATERIAL PART OF THE CONSIDERATION BARGAINED FOR BETWEEN TENANT AND OWNER.

(iii) TENANT CERTIFIES THAT IT HAS BEEN REPRESENTED BY (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) AT THE SIGNING OF THIS LEASE AND IN THE GRANTING OF THIS CONFESSION OF JUDGMENT AND WARRANT OF ATTORNEY BY INDEPENDENT LEGAL COUNSEL, SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THE CONFESSION OF JUDGMENT AND WARRANTS OF ATTORNEY WITH COUNSEL. TENANT INITIALS BELOW TO CONFIRM TENANT FURTHER CERTIFIES THAT IT HAS READ AND UNDERSTANDS THE MEANING AND EFFECT OF THE FOREGOING CONFESSION OF JUDGMENT AND WARRANT OF ATTORNEY.

By: JP

Initials of Tenant's authorized representative

(f) Tenant expressly agrees that any judgment, order or decree entered against Tenant by or in any Court or Magistrate by virtue of the warrant of attorney contained in this Lease, or otherwise, shall be final.

(g) Tenant further waives the right of inquisition on any real estate that may be levied upon to collect any amount which may become due under the terms and conditions of this Lease, and does hereby voluntarily condemn the same and authorizes the Prothonotary or Clerk of Court to issue a Writ of Execution or other process upon Tenant's voluntary condemnation, and further agrees that the said real estate may be sold on a Writ of Execution or other process.

(h) The right to enter judgment against Tenant and to enforce all of the other provisions of this Lease hereinabove provided for may, at the option of any assignee of this Lease, be exercised by any assignee of Owner's right, title and interest in this Lease in his, her, its or their own name, notwithstanding the fact that any or all assignment of the said right, title and interest may not be executed and / or witnessed in accordance with the Act of Assembly of May 28, 1715, 1 Sm. L. 90, and all supplements and amendments thereto that have been or may hereafter be passed and Tenant hereby expressly waives the requirements of said Act of Assembly and any and all laws regulating the manner and / or form in which such assignment shall be executed and witnessed.

SECTION 21.04 EJECTMENT.

WHEN THIS LEASE SHALL BE DETERMINED BY CONDITION BROKEN, EITHER DURING THE ORIGINAL TERM OF THIS LEASE OR ANY RENEWAL OR EXTENSION THEREOF, AND ALSO WHEN AND AS SOON AS THE TERM HEREBY CREATED OR ANY EXTENSION THEREOF SHALL HAVE EXPIRED, IT SHALL BE LAWFUL FOR ANY ATTORNEY AS ATTORNEY FOR TENANT TO FILE AN AGREEMENT FOR ENTERING IN ANY COMPETENT COURT AN AMICABLE ACTION AND JUDGEMENT IN EJECTION AGAINST TENANT AND ALL PERSONS CLAIMING UNDER TENANT FOR THE RECOVERY BY OWNER OF POSSESSION OF THE HEREIN LEASED PREMISES, FOR WHICH THIS LEASE SHALL BE HIS SUFFICIENT WARRANT, WHEREUPON, IF OWNER SO DESIRES, A WRIT OF EXECUTION OR OF POSSESSION MAY ISSUE FORTHWITH, WITHOUT ANY PRIOR WRIT OR PROCEEDINGS WHATSOEVER, AND PROVIDED THAT IF FOR ANY REASON AFTER SUCH ACTION SHALL HAVE BEEN COMMENCED THE SAME SHALL BE DETERMINED AND THE POSSESSION OF THE PREMISES HEREBY DEMISED REMAIN IN OR BE RESTORED TO TENANT, OWNER SHALL HAVE THE RIGHT UPON ANY SUBSEQUENT DEFAULT OR DEFAULTS, OR UPON THE TERMINATION OF THIS LEASE AS HEREINBEFORE SET FORTH, TO BRING ONE OR MORE AMICABLE ACTION OR ACTIONS AS HEREINBEFORE SET FORTH TO RECOVER POSSESSION OF THE SAID PREMISES.

SECTION 21.05 LEGAL EXPENSES.