

FIFTH: The Lessee shall keep said premises in good and sufficient condition and repair and shall be responsible for any changes or modifications to the premises as deemed necessary for Lessee's business. No holes will be made in the roof of building; and, no holes will be made in the walls or floor without written consent of the Lessor. Face brick in front of building will not be painted, signs will not be posted or nailed into brick; however, signs will be permitted in front and attached to building as approved by Lessor. The Lessee further agrees to keep said premises and all parts thereof, including front and rear of building in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. The Lessee agrees to replace at her own expense any and all broken glass on the demised premises.

SIXTH: Lessee agrees to pay all charges for water, garbage, gas, heat, electricity, sewerage, and any other utilities or services used in and upon the leased premises. If any such charges should be billed directly to the Lessor and Lessee agrees to immediately reimburse the Lessor or to pay such charges after being notified of same by the Lessor. Air conditioning units and electric heat for heating has been installed by Lessee at Lessee's own expense. Lessee will bear the responsibility for preventative maintenance, upkeep, replacement of units and/or parts for efficient seasonal comfort on both heat and air conditioning units. Air conditioning compressor units are located on roof of said building; any replacement or additional installation job must be approved by Lessor, in order to prevent any possible leaks in roof of said building. Lessee will provide, install, and maintain hot water heater, beautician lavatories, cabinets, mirrors, and all other associated equipment required for the operation of a beauty salon. It is understood and agreed that at the termination of this lease, the Lessee, if not in default hereunder, shall have the right to remove any air conditioning units, hot water heater, beautician lavatories and all other equipment and trade fixtures placed or installed in the demised premises by the Lessee: PROVIDED, HOWEVER, that the Lessee shall at her sole cost and expense repair any and all damage to the leased premises caused by said removal. No outside telephone booths will be permitted without Lessor's consent. No outside storage will be permitted at rear of building. In the event that the roof of the building should need to be repaired or re-roofed, Lessee is to be responsible and bear the expense thereof and also be responsible for removing the two (2) electrical units on the roof temporarily, if required, and required to reinstall same after the roof has been repaired or re-roofed.

SEVENTH: The Lessor shall not be responsible for any accident, or injury to any person, or for loss or damage to any goods or things on, near, or related to the premises.

EIGHTH: The Lessee will have four (4) permanent parking spaces assigned to her unit. Two (2) are in front of the unit and the other two (2) are the first two (2) on the northeast side of unit. Other available areas provided in front of the building as a whole may be used by Lessee's customers. No roadside salesmen or peddlers will be permitted without Lessor's consent.

NINTH: Aluminum awnings erected in front of building are not made to support heavy objects or people; therefore, no objects or people will be permitted on such awnings. No one will be allowed on roof of subject building except authorized maintenance personnel. In the event flowers or plants are put in display windows, double lined metal boxes or vases must be used to prevent discloring of unpainted face brick. No face brick will be painted.

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