

until completed, and it is agreed that the term of this lease shall not begin until the day when all such improvements are completed to the Lessee's satisfaction and the possession of the demised premises, as so improved, delivered to the Lessee. This shall be known as the "fixed term".

3. The rental for the said fixed term of three years shall be the sum of Five Thousand Four Hundred (\$5,400.00) Dollars, payable to the Lessor in advance in equal monthly installments of One Hundred Fifty (\$150.00) Dollars on or before the 10th day of each month, except that the rental for any month during which the Lessee shall not be in possession of the premises for the entire month shall be prorated according to the number of days in which the Lessee is in possession.

4. The Lessee shall have the right and option to extend this lease for an additional term of three years after the expiration of said fixed term upon the same rental and provisions as contained herein.

5. The premises shall be used for a reducing salon, the sale of cosmetics and beauty or health aids or supplies, and for other similar or related purposes.

6. This lease may not be assigned or the premises sublet without the prior written consent of the Lessor, but such consent shall not be unreasonably withheld.

7. The Lessor agrees to make the improvements and alterations to the premises shown on the list attached hereto, to the satisfaction of the Lessee, and the Lessor shall commence work upon such improvements and alterations upon the execution of this lease and shall continue such operations without unreasonable delay to completion, it being understood that the term of this lease shall not commence until such improvements and alterations have been completed to the Lessee's satisfaction.

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