

-3-

ASSIGNMENT AND SUBLETTING

The Lessee shall not assign the Lessee's interest in the lease or sublet any portion of the leased premises without first obtaining the written consent of the Lessor.

COVENANTS

(a) Should Lessee fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of thirty (30) days, then the Lessor may declare the lease terminated and expel the Lessee therefrom without prejudice or other remedies.

(b) Lessor, or his designated agents, shall have the right to come upon the premises at any time during the term of this lease for the purpose of examining and inspecting same or for the purpose of protecting same. In so doing, neither Lessor, nor his agents, shall interfere with the operation of Lessee's business.

(c) Lessee shall promptly and peaceably vacate the premises upon the expiration or termination of this lease. Lessee shall leave the premises in as good condition as when initially occupied, fair wear and tear excepted, and Lessee covenants to leave in place all toilet fixtures and lavatories, all light fixtures, and all doors with locks in working order and all windows with glass panes intact.

(d) Lessee agrees that neither she nor her agents will sell any beer, wine or intoxicating liquors on the premises during the term of this lease.

(e) Lessee agrees that she is to use the premises as a beauty shop, and that any other use of the premises by the Lessee will permit the Lessor to terminate the lease at his option, unless the Lessor first give to the Lessee written permission for such other use.

continued on next page