

nor to occupy any such building in said shopping center in the LESSOR'S own name for use as a beauty shop.

5. Should the building, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to an extent which would make said building not readily repairable or inhabitable, then the LESSOR agrees that the LESSEE shall, at his option, have the power to terminate said lease. Should the building, or any substantial part thereof, be damaged by fire or other casualty to an extent not making it beyond repair, then it is agreed that payments due under this Lease shall be suspended during the period of repairs.

6. The LESSOR agrees that the power of the LESSEE to sublease said premises or to assign the within lease shall not be impaired.

7. The LESSOR agrees that any fixtures or appliances which are installed in the building on said premises by the LESSEE shall remain the property of the LESSEE and that the LESSEE shall have the power to remove said fixtures or appliances within 30 days after the termination of the within lease or any time during the operation of said Lease.

8. The LESSEE agrees that all electrical current and other utilities shall be furnished by the LESSEE. The LESSEE agrees at all times to carry liability insurance of not less than \$5,000.00 so as to hold the LESSOR free from all claims of customers or patrons patronizing said premises.

9. The LESSOR agrees that the within premises shall be used and occupied as a beauty shop and for no other purpose. In the event that the LESSEE should occupy or attempt to occupy said premises for any other purpose, said Lease shall be terminable at the option of the LESSOR.

10. Should any installment of rent be past due and unpaid, it is agreed that the LESSOR may at his option and after giving 10 days' written notice addressed to said LESSEE, declare this Lease terminated and enter