

demised premises and Laurens Road.

14. The Lessor does agree that he has and will provide parking space for vehicles upon his property in which the demised premises are located in such quantity as may be reasonably foreseen to meet adequately the needs of the Lessee and its patrons and of any other present or future tenants of the Lessor in said property, without additional cost to the Lessee, during the term of this lease or any renewal thereof.

15. The Lessor agrees that he will not, during the term of this lease or any renewal thereof, carry on or conduct or permit to be carried on or conducted, under any lease or assignment of a lease or subletting of any premises or otherwise, upon any portion of his property known as the Reid Building, or any additions thereto, any business or operations which may involve a reducing salon or the use of reducing facilities, equipment, or apparatus.

16. In the event the demised premises, or any part thereof, be partially destroyed or damaged by fire or other casualty so as to be temporarily unfit for occupancy or use by the Lessee, the rent, or a fair and just portion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the demised premises shall be restored and made fit for occupancy and use by the Lessee, and the Lessor shall repair the damages and restore the demised premises to make them fit for the occupancy and use of the Lessee within a reasonable time after such fire or other casualty. In the event the demised premises be totally or substantially destroyed or damaged by fire or other casualty so as to be totally and permanently unfit for occupancy and use by the Lessee, this lease may be terminated at the election of either party hereto upon written notice to the other party.

(Continued on Next Page)