

to pay over and unto the Lessor the sum of Five and no/100 (\$5.00) Dollars per year payable in advance and \$5.00 on the first day of each year thereafter for a period of ten (10) years with an option of ten (10) additional years upon the same terms and conditions with the distinct understanding and it is made a part of this contract that this lease cannot be assigned or transferred without the written consent of the Lessor or his representative.

5. It is further agreed between the Lessor and Lessee that these buildings are to be used only for the operation of a laundrette business and for no other purposes or businesses. The Lessor agrees with the Lessee that if he desires to assign this Lease, that the Lessor will not unduly withhold his consent but that the Lessor shall have the right to determine who will occupy the said premises, and under no conditions will it be operated for any other purposes other than a laundrette business.

6. Lessor shall not be responsible for the breaking of any glass or the replacing thereof, but it shall be the duty of the Lessee to replace any glass that is broken.

7. The Lessee agrees that Lessor shall have the right to enter upon the premises at any time with the purpose of inspecting the same.

IN WITNESS WHEREOF we have hereunto placed our hands and seals this 18 day of Aug, 1980, and do hereby bind ourselves, our heirs and assigns, forever.

Witnesses:

Juliet S. John
Geraldine Helch

Donald J. Williams, Sr. (SEAL)
Donald J. Williams, Sr., Lessor

Donald J. Williams, Jr. (SEAL)
Donald J. Williams, Jr., Lessee