

3. SIGNS. It is understood and agreed that no signs or other advertising devices will be placed or erected upon the roof of the building, and that the location, design and dimensions of any proposed signs or advertising devices to be erected by the Lessee must be approved by the Lessor or its duly authorized agent. If Lessee in erecting any signs or advertising devices on the demised building does damage the same in any manner whatsoever, the Lessee hereby agrees to repair the same. Upon the termination of the lease or any renewal thereof, Lessee agrees to remove all signs or advertising devices and further agrees to repair any and all damage resulting to the demised premises from the removal of such signs or advertising devices.

4. MAINTENANCE AND REPAIR OF BUILDING. Lessor covenants that it will, at its own expense, keep and maintain the exterior of the said building, including the roof and all plate glass, in good order and repair during said term; provided, however, that Lessor shall not be responsible for or required to make any repairs which may have been occasioned or necessitated by the negligence of Lessee, her agents or employees. Lessee covenants that she will, at her own expense, keep and maintain in good order and repair the entire interior of the said building, including all plumbing, reasonable wear and tear excepted, and Lessee further covenants that she will, at her own expense, repair any damage to the exterior of the said building occasioned or necessitated by the negligence of her agents and employees.

5. PAYMENT OF TAXES, ASSESSMENTS AND UTILITIES. Lessor agrees that it will promptly pay, as and when the same become due and payable, all taxes, levies and assessments levied upon the demised premises prior to or during the continuance of this lease, and further agrees that in the event of its default therein Lessee may pay the same and deduct the amount thereof, together with any penalties and interest which may have been paid by Lessee, from the rents next accruing hereunder. Lessee covenants that she will pay for all water, gas, electricity, or other utilities used on the demised premises during the continuance of this lease.

6. ASSIGNING OR SUBLETTING. Lessee shall have the right to assign this lease and sublet the demised premises to a corporation, or proposed corporation known as "Fashion Flair, Inc.", but shall not have the right to assign this lease or

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