

the purpose of installation of fixtures so that operation can commence on said first day of term of lease.

2. RENT - The LESSEE shall pay to the Lessor as rent for said premises the sum of \$416.66 per month in advance on the first day of each and every month during the term hereof and during each renewal hereof. Except that Lessee agrees to a rent adjustment based on property tax increase on the first five (5) year option.

3. PURPOSE - Said leased premises are to be used for the purpose of carrying on the business of a shoe store, and all purposes related to the operation of a shoe store and for no other purpose without the written consent of said LESSOR, which consent shall not be unreasonably withheld. The LESSOR will not lease any adjacent real property, now or hereafter owned by the LESSOR, to any business concern engaged primarily in the retail sale of shoes.

4. COVENANTS - LESSOR warrants and covenants that the use of the premises and parking areas in connection therewith for a shoe store and purposes related to a shoe store is not in violation of any law, order, ordinance, requirement, or regulation of any governmental authority, and there are no restrictions in the title to said premises and parking areas prohibiting such use, and that the leased premises are in compliance with the applicable building codes and zoning regulations. The LESSOR further covenants that he owns a fee simple title to the demised premises and further covenants that the LESSEE shall peaceably and quietly have, hold and enjoy the said premises for the full term of years, with renewals thereof, or herein provided.

5. INSURANCE - LESSEE shall maintain during the term of this Lease, or any renewal or extension thereof, in full force and effect public liability insurance for its own protection against injuries, accidents, or causes for action, of every nature and kind