

understood that the Lessor shall have the right to increase the monthly rent at the beginning of each additional five-year term which is exercised by the Lessee. Lessor and Lessee further agree that the rent increase shall be computed on the monthly rent of the previous five year lease period. Lessor also agrees that the monthly rent increase for each additional five-year term shall not exceed the monthly rent of the previous five-year term by more than twenty (20%) per cent.

The premises shall be used by Lessee for a retail clothing establishment and other related endeavors only, and no other. Should Lessee desire to change or alter the type of business establishment, proper notice and prior written consent of the Lessor.

Lessee may not sublease or assign the premises or any portion thereof without the prior knowledge and written consent of the Lessor.

Lessee shall pay all water, gas, electricity and other public utility charges and assessments as necessarily arise in conducting his business. Likewise, Lessee shall be responsible for all personal and business property taxes as necessarily arise in conducting said business.

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Lessor shall be responsible and liable for all necessary and customary repairs and maintenance of the premises, including glass, roof, heating and air conditioning, and plumbing. In addition, Lessor shall be responsible for payment of all real property taxes, and also shall maintain fire insurance on the premises, but excluding insurance on Lessee's personal property and equipment contained on the premises.

Lessee agrees to indemnify and obtain public liability insurance to save harmless the Lessor against all claims for damages on persons or property by reason of the leased premises, and all expenses incurred including Attorney's fees and Court costs.

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