

term without exercising the aforesaid option or continues in possession after the exercise and expiration of the aforesaid option, the Lessee shall be deemed to be a tenant on a month to month tenancy upon the same terms and conditions as herein provided. In such circumstances, either party shall be required to give written notice to the other of them thirty (30) days prior to the termination of the said month to month tenancy.

(4) The Lessee agrees to pay, and the Lessor acknowledges receipt of, a deposit in the amount of Three Hundred Twenty Five and No/100 (\$325.00) Dollars to be held by the Lessor to guarantee that the Lessee will leave the premises in good condition, ordinary wear resulting from careful usage and damage by the elements without fault on the part of the Lessee excepted therefrom.

*See A
#3*

(5) Any and all outside signs erected before the commencement of this lease or to be erected thereafter on any outside part of the building herein devised must be removed at the termination of this lease by the Lessee without substantial damage to the premises and at the sole expense of the Lessee. Also, the Lessee shall repair all damages to the premises by reason of such sign removal.

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(6) The said Lessee covenants that it will not use said premises for any other purpose than that of a beauty salon and that it will not use the premises, nor permit the use thereof, for any unlawful or disorderly purpose, nor permit a nuisance to be committed therein, and that it will not assign or sublet without the written consent of the Lessor; that at the expiration of said term, it will deliver to the Lessor quiet and peaceable possession of said premises; that the Lessor may re-enter after default of ten (10) days in the payment of the rent, or breach of any covenant contained herein, and declare the cash deposit of Three Hundred Twenty Five and No/100 (\$325.00) Dollars forfeited.

(7) The Lessee herein shall not have authority to create any lien for labor or materials on the Lessor's interest in the

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