

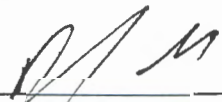
equipment and supplies. Providing nail and beauty services is strictly prohibited.

**Responsibility upon vacating:** The landlord shall bring all rent current under the entire term of the lease, leave the space in broom clean condition, with tile floors cleaned of all paint, scuff marks and other blemishes (other than those existing at the initial occupancy), the carpet professionally cleaned and the walls and ceiling in a condition no worse than the condition upon the initial occupancy ordinary wear and tear excepted.

**Additional Provisions:**

1. The space is taken as is. The tenant may take occupancy of the space on March 23, 2013 and be responsible for the space as if the lease began on said date. The landlord waives rent for April 2013.
2. The landlord pays for all utilities and provides heat to the space.
3. The landlord will have the cracked side light next to the door replaced at the landlords expense.
4. The tenant will be selling chemicals normally used in the nail salon business from the location. It is the responsibility of the tenant to take extraordinary care that the tenant and its employees comply with all Federal, State, and local laws and regulations governing the handling of said chemicals. If there is an accidental or other spilling of the chemicals which may cause damage or extraordinary inconvenience to the other tenants of the building or adjacent area, the tenant assumes all responsibility to defend the landlord from any claims. The tenant should insure that its liability policy covers such incidents.
5. The landlord shall turn the space over to the tenant with all mechanical and plumbing fixtures in good order. If the Air Conditioner can not be tested because of weather, it is the landlords responsibility to turn over a working unit when weather permits.
6. The tenant has been advised to use lettering similar to the lettering that other tenants on the 1st floor use for its business name on the space provided above the door. The tenant may also put up temporary banners to announce the opening of the business during the months of April and May 2013 as long as they comply with all city ordinances.

Five hundred Grand Ave Assoc  
Landlord

  
by David S. Glaser  
Partner

3-22-12  
Date

N.N. MS