



Stanley Jones Properties

P.O. Box 5260

• South Fulton, Tennessee 38257

• Phone: (901) 479-2311

• Fax: (901) 479-2378

STANLEY JONES REALTY, INC.
Village Plaza Shopping Center
LEASE AGREEMENT

THIS AGREEMENT made on the 12th day of July, **2000**, by and between **STANLEY JONES REALTY, INC.**, hereinafter referred to as the "**LESSOR**", and **Klassy Kuts Beauty Salon**, hereinafter referred to as the "**LESSEE**".

WITNESSETH:

1. The Lessor does hereby lease to the Lessee Unit Number **108** of Village Plaza Shopping Center located at 509 Broadway, South Fulton, TN 38257.
2. This lease shall commence on the **24th** day of **July, 2000**, and shall terminate on the **23rd** day of **July, 2003**.
3. The Lessee agrees to pay rent for the premises, in advance, in equal monthly installments of **\$275.00**. With the rent due and payable on or before the first day of each and every month. The total rent due under the contract shall be **\$9,900.00**. In the event Lessor shall except a payment of Lessee or any other charge due hereunder more than five (5) days after its due date, Lessor may demand, and Lessee agrees to pay, a late charge of **\$10.00**. **Security Deposit** of \$275.00 is to be paid. ****July rent prorated for 8 days, amount to be paid for July is \$70.96.**
4. These premises shall be used for a Beauty Salon.
5. The Lessor agrees to furnish water, parking lot lighting and insurance on the building only.
6. The Lessee agrees to furnish all other utilities and insurance on contents.
7. The Lessee will not assign this lease or any interest hereunder, and will not permit any assignment thereof by operation of law, and will not sublet said premises or any part thereof without prior approval of Stanley Jones Realty, Inc.
8. The Lessor shall not be liable for any damages either to personal property sustained by the Lessee or by other persons due to the building or any part thereof, or any appurtenances thereof becoming out of repair, or due to the happening of any accident in or about said building or due to any acts of negligence of any tenant or occupant of said building, or any other person. The Lessee further agrees that all personal property upon the demised premises shall be at risk of the Lessee only

and that the Lessor shall not be responsible for any damages thereto or theft thereof. The Lessee agrees to hold the Lessor harmless for any liability which may arise from the use of these premises by the Lessee.

9. That if default shall at any time be made by the Lessee in the payment of the rent hereby reserved, or if default shall be made in any of the other covenants herein contained, the Lessor may, at its option, at once, without notice to the Lessee or to any other person, terminate this lease and re-take the premises. In the event that the Lessee shall default, then any equipment or furnishings which are placed in the premises by the Lessee, and which would not otherwise become fixtures on the real estate, shall, in the event of said default, stand for said indebtedness owed by the Lessee to the Lessor.
10. Should the Lessee continue to occupy the premises after the expiration of said term, whether with or without the consent of the Lessor, such tenancy shall be from month to month only.
11. Lessor will pay Lessee one dollar per square foot (\$480.00) for the "build-out" expenses of all alterations of leased space for suitable operation of their respective business.
12. All electrical & plumbing improvements or attachments must be within State and local codes and inspected.

In Witness Whereof, the parties have executed this agreement in duplicate the day and year first above written.

Lessor:
Stanley Jones Realty, Inc.

Romona B. Bell
By: Romona B. Bell, Agent

Lessee:
Klassy Kuts Beauty Salon

Aurea Boley 380-90-0543
By: SSN#

Rita Addison 402-11-1036
By: SSN#

Kim Wade 425-29-1514
By: SSN#