

*African Braid  
American Way*

## LEASE EXTENSION AGREEMENT

THIS LEASE EXTENSION AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2006 by and between Inland Southern Management Corp., as managing agent for Owner, hereinafter defined as **Builguissa Diallo and Gora Sow, jointly and severally** (hereinafter referred to as, "Tenant").

### RECITALS

A. WHEREAS, **Topvalco, Inc.** who assigned its interest to **Weston Companies** who assigned its interest to **Inland SAU Memphis American Way, LLC** ("Owner") and Tenant own the interests of Landlord and Tenant respectively under a Lease dated February 24, 2003 (the "Lease"), relating to the premises commonly known as **Space Number 10 on Exhibit A** (the "Premises") located in the shopping center commonly known as **American Way Village**, located in **Memphis, Tennessee**; and

B. WHEREAS, Inland Southern Management Corp. is the managing agent for Owner and has the authority to modify the terms of the Lease on behalf of Owner; and

C. WHEREAS, the Lease Term expired on **March 31, 2006**; and

D. WHEREAS, Inland Southern Management Corp. and Tenant desire to extend the term of the Lease and to provide for the rental amounts to be paid during the Extension Period, defined herein, to provide for an additional option to further extend the Lease Term, and to amend the Lease.

NOW, THEREFORE, for good and valuable consideration including the mutual agreements contained herein, it is hereby agreed by and between Inland Southern Management Corp. and Tenant that the Lease is amended as follows:

1. INLAND SOUTHERN MANAGEMENT CORP. and Tenant agree that the term of this Lease shall be extended for a period commencing **April 1, 2006** and expiring on **March 31, 2009** (the "Extension Period"). The extension is in replacement for and in lieu of any other options (or extensions) as are otherwise set forth in the Lease.
2. Tenant shall pay to INLAND SOUTHERN MANAGEMENT CORP. as Minimum Rent the sum of THIRTY TWO THOUSAND, TWO HUNDRED TWENTY ONE DOLLARS and NINETY TWO CENTS during the Extension Period, payable as follows:
  - (i) For the period of **April 1, 2006** through **March 31, 2007**, Minimum Rent shall be payable advance in monthly installments of Eight Hundred Seventy Seven Dollars and fifty cents (**\$877.50**) on the first day of each month throughout such period commencing **April 1, 2006**.
  - (ii) For the period of **April 1, 2007** through **March 31, 2009**, Minimum Rent shall be payable in advance in monthly installments of Nine Hundred Three Dollars and eighty three cents (**\$903.83**) on the first day of each month throughout such period commencing **April 1, 2007**.
3. In addition to the Minimum Rent due during the Extension Period, as set forth in Paragraph 2 above, Tenant shall pay it proportionate share of real estate taxes, common area maintenance expenses and insurance premiums for the property.
4. **The Lease is hereby further amended as follows:**

In addition to the Minimum Rent due during the Extension Period, as set forth in Paragraph 2 above, Tenant shall further report Gross Sales on a quarterly basis and pay as **Percentage Rent** in the amount of **5%** sales over \$345,000 for the year.

5. All capitalized terms, if not defined in this Lease Extension Agreement, shall have the same meaning as defined in the Lease. Wherever the term, "term of this Lease" or "Lease Term" or similar phrase is used in the Lease, such term or phrase shall be deemed to include the Extension Period.
6. Except as expressly modified herein, all of the provisions of the Lease shall remain unmodified and in full force and effect.

INLAND SOUTHERN MANAGEMENT CORP.,  
as managing agent for the Owner

By: Buileguissa Dielle

By: Gora Sow

Its: Buileguissa Dielle

Its: GORA Sow

By: Connie Rollins  
Its: Vice-President

The undersigned Guarantor hereby executes this Lease Extension Agreement to confirm its consent to the Lease Extension Agreement and to Acknowledge its continuing obligations under the Guaranty during the Extension Period and Option Term.

By: \_\_\_\_\_

Date: 5-25-06