

The buildings, driveways, improvements -----
 are to be erected and constructed and installed by the lessor
 at his expense according to plans, specifications and building
 contract which have been approved by the lessor and lessee in
 writing. Said buildings and all improvements -----
 are to be constructed-----
 by the lessor in strict accordance with said plans and specifi-
 cations; the work is to be begun promptly after this lease has
 been fully executed and acknowledged by all parties hereto and
 completed within a reasonable time thereafter. The term of
 this lease shall commence when said buildings and improvements
 are completed and ready for occupancy by the lessee and all
 equipment has been installed, which fact is to be evidenced
 by the Certificate of Completion of Building of the architect
 employed by the lessor, or if an architect is not employed,
 by the contractor employed by the lessor, and by acceptance
 of said station by lessee in writing, so that the term of this
 lease shall commence on the date to be determined as above by
 delivery of Certificate of Completion of Buildings and by
 acceptance of said station by lessee in writing and shall run
 for a period of fifteen (15)
 years thereafter.

During the original term of this lease agreement, the
 lessee agrees to pay to the lessor a rental of Two Hundred
Three and no/100 Dollars (\$ 203.00)
 per month, payable within ten (10) days after the end of said
 month. It is agreed that the lessee shall have the right to
 extend this lease for one additional term of five
years each at a rental of Two Hundred Three and no/100
Dollars (\$ 203.00) per month, payable within ten (10)
 days after the end of each month, by giving lessor written
 notice of its election to exercise this right of extension at
 least thirty (30) days before the expiration of the original
 term or the expiration of the first five year renewal or ex-
 tension term.

It is understood and agreed that should the lessee hold
 over the premises herein described beyond the determination by
 limitation of the term herein created, or any extension there-
 of, without first having extended this lease by written agree-
 ment, such holding over shall not be considered as a renewal
 or extension of this lease for a longer period than one (1)
 month.

Lessor, for himself, his heirs, representatives, success-
 ors and assigns, agrees to keep the premises free and discharg-
 ed of liens and encumbrances affecting the title thereto, except
 mortgages or deeds of trust to lessee, and further covenants
 that lessee, its successors and assigns, shall have continuous,
 peaceful, uninterrupted and exclusive possession and quiet en-
 joyment of the entire premises during the term of this lease
 or extension thereof, the breach of which covenant by operation
 of law or for any other reason even if affecting only a portion
 of the premises, if not promptly corrected, will entitle the
 lessee at its option to terminate and cancel this lease and to