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by Landlord to restoring improvements so damaged or destroyed.

Tenant agrees to keep all improvements on the premises in good repair throughout the term of the lease, and at the termination thereon to surrender the premises in as good condition as they were at the commencement of the lease, reasonable wear and tear and depreciation excepted. All improvements to real estate, including fences, shall remain the property of the Landlord at the termination of the lease. All personal property not a part of real estate, such as but not limited to irrigation equipment, pumps, machinery, farm equipment, and live stock, shall remain the property of Tenant.

Tenant shall have the right throughout the term of the lease, to cultivate and farm the premises in such manner as he sees fit, including share-cropping, all rents and profits from the premises and all improvements to belong to Tenant throughout the term of the lease. The corn and cotton crop now planted, but not harvested, shall remain the property of Landlord and he shall have the right at his expense to cultivate and harvest the same. In the year 1958, Tenant shall similarly be entitled to a corn and cotton crop of comparable acreage and shall retain the right to cultivate and harvest the same after the expiration of the lease. All crops for the year 1953 except corn and cotton shall belong to Tenant, and similarly all crops other than a like acreage of corn and cotton for the year 1958, which have not been harvested at the termination of the lease, shall be the property of Landlord.

On failure of Tenant to pay any installment of rent when due, and if default continues for a period of 15 days after written notice from Landlord, Landlord may immediately thereafter declare the lease terminated and shall be entitled