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The term of this lease is for three (3) years commencing on the 1st day of June, 1966, and ending on the 31st day of May, 1969, provided, however, that said lease shall automatically be extended from year to year thereafter upon the same terms and conditions, including rental, for a full term of ten (10) years, ending on the 31st day of May, 1976, unless sooner terminated by lessee upon written notice to lessor given at least thirty (30) days prior to the expiration of the original term or expiration of any annual extension period.

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During the term of this Lease Agreement, or any extension thereof, the lessee agrees to pay to the lessor a rental of Twenty-five and No/100 Dollars (\$25.00) per year payable annually in advance.

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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 thereof, without first having extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease for a longer period than one (1) month.

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Lessor, for himself, his heirs, representatives, successors, and assigns, agrees to keep the premises free and discharged of liens and encumbrances affecting the leasehold interest created hereby, and further covenants that lessee, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment 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

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