

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 Building and by  
 acceptance of said station by lessee in writing and shall run  
 for a period of Fifteen (15) years  
 years thereafter.

During the original term of this lease agreement, the  
 lessee agrees to pay to the lessor a rental of One Hundred  
Seventy One and 75/100 ----- Dollars (\$ 171.75 )  
 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 1 additional term of five (5) years each  
 at a rental of To be agreed upon  
 Dollars (\$                     ) 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 years 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

*Handwritten initials:*  
 J. H. F.  
 E. O. G.