

2. In consideration of the Lease and use of said premises for the term herein set forth and the mutual covenants herein contained, Tenant promises to pay to the Landlord a monthly rental of Sixty-Five (\$65.00) Dollars, payable in advance on or before the first day of each month during the term hereof.

3. It is agreed that Tenant may construct from time to time on the property a tower and fence and other facilities related to the transmission and/or reception of microwave and other signals for a CATV System, all of which shall be the property of Tenant, and that Tenant may, upon 30 days prior written notice to Landlord, terminate this Lease if at any time Tenant is unable to obtain or continue to hold all necessary permits for said tower, fence and related facilities; provided, however, if lease is terminated under the terms of this paragraph, all equipment and construction of Landlord's property shall be removed by Tenant within ten days at the tenant's cost.

4. Tenant shall have the right and option to renew this Lease at the same rental for five (5) additional five (5) year periods upon written notice by Tenant delivered to Landlord on or before sixty (60) days prior to the expiration of the initial lease or on or before sixty (60) days prior to the expiration of the current renewal term, as the case may be.

5. Tenant shall be responsible for property taxes on any improvements made by Tenant or any increase in property taxes to Landlord as a result of such additions.

6. Tenant shall have the full right of ingress and egress across the property of Landlord for the purpose of gaining access to the property which is the subject of this Lease.

7. Landlord hereby certifies that he has good fee simple title to the subject property with the full legal rights to enter this Lease regarding same.

8. Tenant shall also have the right to construct a

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