

terminate or cancel this lease, not less than thirty (30) days prior to such cancellation or termination. If during the said thirty (30) day period the lessee, its sub-lessee or assigns shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the lessor to cancel or terminate the lease for the cause mentioned shall cease and be of no effect.

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It is agreed that lessee may make such additions, alterations, replacements, and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

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It is agreed that any and all equipment or trade fixtures installed or located upon the leased premises by Lessee at any time shall be considered the personal property of Lessee and may, at any time, be exchanged, removed, or sold by Lessee without restriction; and the Lessee may enter upon said premises at any time prior to or within ten days (10) after the expiration of this lease or extension thereof for the purpose of removing any or all of its property or fixtures located on said premises.

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Lessee shall have the right and privilege to cancel and terminate this lease at the end of the third year of the term thereof or at the end of any year of said term thereafter by paying for lessor's account to the holder of lessor's note referred to in Paragraph 17 hereof 100% percent of the then unpaid balance of the face amount of said note less the unearned interest at that date, provided that lessee shall give lessor written notice of its intention so to do thirty (30) days in advance; and if this lease is so cancelled and terminated, Lessee shall deliver to lessor a legally sufficient partial release of any and all mortgages, Deeds of Trust, bonds and other instruments given by lessor to lessor to secure the payment of said note to the extent of such percentage of such balance less unearned interest,

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~~Deleted by mutual agreement~~

~~In consideration of the execution of this lease and rentals to be paid thereunder the lessor hereby gives the lessee, its successors and assigns, an option to purchase the premises herein leased at any time during the term of this lease or any renewal or extension thereof, for the sum of _____ Dollars (\$) plus the then unpaid balance of the face amount of the lessor's note referred to in Paragraph 17 hereof, less the unearned interest thereon at that date, said balance of face amount to be paid to the holder of said note. Upon written notice to lessor by lessee that the latter will exercise its option to purchase, subject to good marketable title and the ability of lessee to obtain all desired building or construction permits, the lessor agrees immediately to satisfy and discharge any existing mortgages, liens, taxes or other encumbrances against the premises and to secure and deliver to the lessee, at lessor's cost, for examination as soon as may be, a complete Abstract of Title and Tax History of said premises, certified to a date later than the date of the written notice to exercise such option or, if delivered on the day of such notice, certified to that date. Thereafter Lessee shall cause to be examined, such abstract of title and tax history by an attorney of its own choosing, but at Lessor's expense, for the purpose of ascertaining whether or not the lessor is possessed of good marketable title free and clear of all encumbrances and the opinion of such attorney is to be final in that regard as between the parties. In case the property is purchased by lessee, all rentals paid hereunder between the date of Lessee's notice to Lessor of Lessee's election to exercise its option to purchase and the date of the completion of said purchase, shall be treated as partial payments of the agreed purchase price and said purchase price shall be reduced accordingly. In case of purchase by lessee, the lessor agrees to pay outstanding special assessments whether matured or maturing in the future, and also agrees to pay all regular taxes levied or to be levied for the period up to and including the date of purchase by lessee even though said taxes are not payable until some future date. Upon the receipt by lessee of said Abstract of Title the lessee shall have sixty (60) days in which to approve title and if same is satisfactory to lessee, then lessor agrees to execute and deliver to lessee a Deed conveying a good and marketable title to said premises, which deed shall contain full covenants by Grantors warranting the title against the adverse claims of all persons, and warranting the title to be free and clear of any encumbrances whatsoever, and to deliver possession of said premises in substantially the same condition as on the day the Station was accepted by the lessee and the term of the lease commenced. If the title to the premises is unsatisfactory to lessee, the lessee shall at no time be under obligation to purchase the premises.~~

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As a further consideration for entering into this lease and in order to induce the First National Bank, hereinafter called "Lender", to lend to the lessor the sum of Six Thousand