

entire property as provided for above, shall be by deed of general warranty, free and clear of all liens and encumbrances.

10. In the event the Purchaser owns a one-half undivided interest in the said real estate, then it is understood and agreed that the Purchaser shall have the use of only the following described portions of the 42 x 64 foot brick and concrete building presently located on the land:

A. One room at the front southwest corner of the building, approximate dimensions of this said room being 27'7" x 32'3";

B. One small room near the front of the building located immediately adjacent to the restroom;

C. The joint use with the Seller of the restroom at the front of the building;

D. Joint use with the Seller of the living quarters at the rear of the building; and

E. The second small room at the rear of the lavatory room is specifically reserved in its entirety for use by the Seller.

11. In the event the Purchaser purchases only an undivided one-half interest in this land in the brick and concrete building located thereon, as provided for above, and provided further that the Seller desires to use a portion of the existing building in connection with the operation of a television station, it is understood and agreed that the Purchaser will cooperate with the Seller in constructing an addition to the existing building immediately adjacent to the lavatory room and the two work shop rooms, such addition to the building to be of a design approved by the Seller, but in no event to be larger in area than 27'7" x 32'3", which would, in general, duplicate the large room, which will be occupied and used by the Purchasers. It is further agreed that should this additional room be added to the building as stipulated above, the Purchaser shall be obligated to pay fifty (50%) per cent of the construction costs of said addition to the building, it being specifically understood that all special wiring and plumbing which may be installed in this addition to the building for use in connection with the operation of television equipment will be excluded from the cost of building addition.

12. Immediately after the Purchaser has purchased an undivided one-half interest in the above-described real estate, the rentals which the