

the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the Leased premises for the term aforesaid.

SECOND: The Lessee covenants and agrees to use the leased premises as a dwelling place and office.

THIRD: At the termination of this five (5) year lease, the Lessee shall have the option to renew the lease for an additional period of five (5) years. At the end of this additional 5 year term, the Lessee shall have the option to renew this lease for additional terms of 5 years each, provided however, the Lessee exercises such option within ninety (90) days prior to the termination of that present 5 year term.

FOURTH: It is understood and agreed between the parties hereto that the double car-port built in July, 1953, and the dwelling unit attached to the Lessee's trailer built in August, 1953, and consisting of living room, bath, office, hobby room and 2 porches is the property of the Lessee. That upon the termination of this Lease, the Lessee shall have the right and privilege to remove from the leased premises all buildings and structures, either permanent or temporary in nature that have been placed thereon by him.

FIFTH: In the event that the Lessee does not desire to remove the buildings and structures placed upon the leased premises, EXCLUSIVE OF THE TRAILER, the Lessor hereby agrees to purchase such buildings and structures from the Lessee at a price to be agreed upon between the said Lessor and Lessee. However, in the event that the parties hereto are unable to agree upon a price, then each party hereto will select and choose one arbitrator. The two arbitrators thus selected will select a third arbitrator. The three named arbitrators will then consider the buildings or structures in question and said arbitrators will fix the price on said buildings and structures,

W.P. # 2  
D.M.C.