

however, that any rental paid under the lease shall be applied against the purchase price.

This option may be exercised at any time prior to the expiration of cancellation of the Lease by the Lessee giving unto the Lessor written notice of intention to exercise its option. Upon giving such written notice, the Lease shall automatically terminate with respect to the site not being purchased by the Lessee and the Lessor shall deliver to the Lessee a fee simple warranty deed, free of lien or encumbrance, within thirty (30) days after receipt of said notice. The Lessee shall have the right upon giving such notice and placing the balance of the purchase price in escrow to take immediate and full possession of the premises being purchased.

This option with respect to Site No. 1, shall include the entire description thereof together with the fifty feet strips and the circle at the end thereof previously referred to in the description. It shall also include a perpetual easement and right of the Lessee to install a catch basin at a spring located within what is known as the "Bluff Section" of the "Cliffridge Section", said spring being near two streams and being in a Northwesterly direction from Site No. 1. The Lessee shall also have the right to run water pipes from said spring to Site No. 1. This easement and right shall extend to any successor of or purchaser from the Lessee so long as the property is used for radio and/or television purpose but shall cease and terminate upon a cessation of such use coupled with the property being subdivided for residential purposes. If the said catch basin and pipes materially interfere with the development of the property by the Lessor, the Lessor may substitute another spring with a comparable flow of water, installing a comparable catch basin and pipes connecting to Lessee's system, all at the expense of the Lessor. If the property is converted to sale for residential purposes by the Lessee, its successors or assigns, the Lessor agrees that such purchasers shall have the right to connect to any water system of the Lessor subject to a reasonable payment for water supplied based on rates paid to the Lessor by other customers.

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