

executors, administrators, and assigns, for and during the term of twenty (20) years, beginning on October 1, 1963, and ending on September 30, 1983.

3. The Lessee shall pay to the Lessor as rent for said premises the sum of One (\$1.00) Dollar per year, the first payment being due upon execution of this lease, and each subsequent installment to be paid at any time during each calendar year under the term of this lease. The Lessee reserves the right to prepay any part or all of the rent due for the entire term of this lease at any time.

4. The Lessor does hereby grant unto the Lessee the right to extend the term of this lease for an additional period of twenty (20) years upon the same provisions and at the same rental of One (\$1.00) Dollar per year as contained in this lease, to commence at the expiration of the term of this lease, provided the Lessee shall give the Lessor notice, either written or oral, of his intention to exercise this option at any time prior to the expiration of the term of this lease.

5. The Lessor agrees that the Lessee may construct any building or buildings or make improvements of any other type, including the erection of fences upon the demised premises, and that the Lessee shall have the right to remove or demolish such buildings and improvements at any time during the term of this lease or any extension thereof.

6. The Lessee may assign this lease or sublet the demised premises or any part thereof at any time during the term of this lease without the prior consent, written or oral, of the Lessor.