

4. It is hereby agreed, by and between the parties hereto, that the Lessee shall have the option of renewing or continuing said lease for two additional terms, of Sixty (60) months each, upon the same terms and conditions.

5. IT IS UNDERSTOOD AND AGREED, by and between these parties that Parie Lee Green holds only a life estate into the above described property and by reason thereof, this lease shall become void at her death, with the understanding that in the event of her death, the Lessee shall move his equipment placed on said property as soon thereafter as possible and return the premises to the remaindermen.

6. The Lessor agrees to pay, during the term of this lease, or any renewal thereof, all taxes and assessments of any kind levied lawfully against said land.

7. The lessee reserves the right and privilege, after payment of the rent to the expiration of this lease or the renewal of the option thereof, or at the termination thereof by the death of the Lessor or by the option of the Lessee as to the third year, of removing any and all trade fixtures, furniture, equipment and other items placed or installed upon said property by and at the expense of the Lessee. It is understood and agreed that this lease is a lease of vacant, unimproved land.

8. IT IS FURTHER UNDERSTOOD AND AGREED, that should any installment of rent be past-due and unpaid for a period of ten (10) days, or should the Lessee fail to perform any of the covenants herein, then the Lessor, may, after giving fifteen (15) days notice, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises.

9. This lease agreement merges all understandings and agreements between the parties hereto and replaces the lease executed between the parties on the 28th day of October, 1959 and this lease now constitutes the entire lease agreement and shall be binding upon the parties hereto, their respective successors, heirs,

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