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soil, engineering and other tests and may cut or trim the trees on the Premises or any adjacent lands of Landlord in connection therewith. However, any entering onto the adjoining or adjacent lands of Landlord must be contained to within one hundred (100) feet of all easements and the Premises. Tenant shall have the right to clear and thereafter to keep clear the Premises, the right of way, guy anchor locations and any utility easement areas, of trees, bushes, rocks and crops and to install upon any adjacent lands of Landlord temporary anchors and guys in connection with the construction of the tower on the Premises. It is agreed that no chemicals will be used for the clearing of trees, bushes, rocks and crops. If the construction or maintenance of the tower results in damage to any adjacent lands of Landlord (other than as set forth herein) Tenant shall pay Landlord for such damage.

6. Landlord agrees to pay promptly when due all taxes and assessments levied or imposed against the lands of Landlord and make all payments under any mortgage affecting the same and in the event Landlord fails so to do, Tenant shall have the right (but not the obligation) to protect its interest hereunder by paying said taxes, assessments, or making such mortgage payments and to deduct any amount so paid from the payments of rent due hereunder.

7. Tenant shall have the right, at any time, and from time to time, during the term of this Lease (or any renewal or extension hereof) to assign this Lease, or sublet the Premises, in whole or in part, without Landlord's consent, as long as the use of the Premises remains the same.

8. Landlord agrees that Tenant may peacefully and quietly enjoy the Premises, the right of way and easements granted hereunder subject, however, to the terms, covenants and conditions contained in this Lease. All of the terms, covenants and conditions hereof shall inure to the benefit of and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto and shall be deemed to run with the land.

9. Tenant shall not be deemed in default under this Lease until Landlord has given Tenant at least thirty (30) days written notice of any default hereunder and Tenant has failed to cure the same within thirty (30) days after receipt of such notice.

10. All correspondence relating to this Lease shall be sent to Landlord c/o Mrs. C.R. Morton, 603 Ascot Ridge, Rock Hill, S.C. 29730 and to Tenant at 1133 19th St., N.W., Washington, D.C. 20036, Attn: Law Department, Real Estate Administrator.

11. Tenant shall have the right to cancel this Lease upon one (1) years written notice to Landlord. Upon the exercise of such right by Tenant this Lease shall become null and void and neither party will have any further obligation to the other.

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