

Lessor covenants that Lessee upon paying the rent in the manner herein provided and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid.

Should said premises be so damaged by the elements or other unavoidable casualty as to render them untenable, this lease shall immediately cease and terminate and all advance payments of rents, if any, covering periods subsequent to the date of such damage shall be promptly refunded to Lessee.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of one (1) ~~months~~ years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than thirty (30) days before the expiration of said primary term.

Lessee shall have the further right to renew this lease, upon the same terms and conditions, for a further period of one (1) year from the date of expiration of the first renewal option term hereof, by giving written notice of its intention so to renew not less than thirty (30) days before the expiration of said first renewal option term.

Lessor shall provide electrical power for Lessee's radio receivers.

In Witness Whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor
in the presence of

David O. Kelley
Olph

H. A. Morris, Jr. (L.S.)

H. A. Morris, Jr.
President (L.S.)

Morris Communications, Inc.

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY,

By Am... ..

General Manager-Support Services

Signed, sealed and delivered by Lessee
in the presence of

Olph
J. L.



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