

shall be necessary for the proper conduct of Tenant's business and for electricity, water, telephone and gas. It is also understood and agreed that the aforementioned guy wires and anchors shall be located as shown on the plan annexed hereto as Exhibit A. Tenant shall have the right to relocate said guy wires and anchors in the event Tenant desires to increase or decrease the height of the aforementioned tower or relocate the same within the boundaries of the Premises. However, any relocation of guy wires and anchors are subject to Landlord's approval.

All of the foregoing lying within the property described in Exhibit B annexed hereto.

2. This Lease shall be for a term of five (5) years and shall commence on March 5, 1984.

3. Tenant shall pay Landlord an annual rental of \$1,800.00 payable in yearly installments, in advance, commencing on the commencement date of the Lease as provided for in Paragraph 2 and on the anniversary date of the Lease each and every year thereafter. Rental payments shall be made to J. Marvin Curry and Belle Curry, husband and wife.

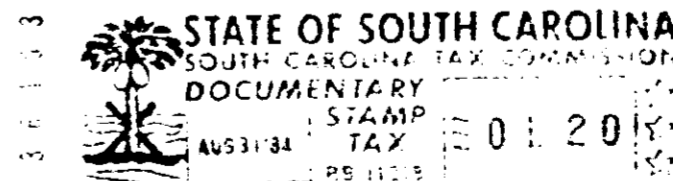
This Lease is made in consideration of the sum of One Hundred Dollars (\$100.00), the receipt of which is hereby acknowledged by Landlord. Such sum shall not be applied toward the initial monthly lease payments.

4. Tenant shall have the option to renew and extend the term of this Lease upon the same terms and conditions, except as specifically stated herein, for five (5) successive periods of five (5) years each. Tenant shall exercise any one or more of said options by giving written notice of such election to Landlord at any time.

In addition, it is agreed to by the parties that the rental payments shall increase by ten percent (10%) at the time of each renewal period.

5. Tenant shall have the right to fence the Premises and each of the guy anchor locations but Tenant agrees not to fence the right of way. Tenant may enter upon the Premises and adjacent lands of Landlord from and after the date of execution of this Lease by Landlord for the purpose of making surveys and conducting

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