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6. That he will feed, water and care for one sorrel team of horses and two pet saddle horses belonging to the lessor which are now upon the demised lands and which the lessor will leave thereon in the possession of the lessee.

LESSOR'S COVENANTS

And the lessor hereby covenants with the lessee as follows:

1. That the lessee shall and may lawfully, peacefully and quietly have, hold, use, occupy and possess and enjoy the lands hereby demised, the appurtenances thereto, including irrigation water rights, and the farm utensils, tools and machinery, for and during the term of five years without further lease, suit, hindrance, eviction, ejection, molestation or interruption whatsoever by the lessor or by another person whomsoever lawfully claiming by, from or under him, upon the payment of the said rent hereinabove reserved, and upon observing, performing and keeping all and singular the covenants and agreements herein contained on his part to be kept, observed, performed and fulfilled according to the true intent and meaning of these presents.

2. The lessee shall have the option, at his discretion, to renew this lease for an additional period of Five years to commence upon the termination of the term herein demised, to be exercised by giving lessor notice in writing on or before the first day of January, 1955 of his intention so to renew, which option shall expire on said date last mentioned unless exercised by the lessee. If renewed by the lessee in accordance with said option, the parties may make such changes in or additions to the terms and conditions of this lease as may then be mutually agreeable.

3. That in the event lessor should decide in the future to sell the land above described, or any portion thereof, the lessee shall have the first privilege and option to purchase the same at the same price and upon the same terms and conditions as the lessor is willing to sell to others, and lessor will not make such sale to others until the lessee shall have had 30 days after receiving written notice of the lessor's intention to sell, wherein the price and terms and conditions of sale shall be set forth, within