



OUTDOOR GRAPHICS, INC.

P.O. Box 201 • Quincy, IL 62306 • 217/222-2095 • Fax 217/222-3759

Ann Baker as Lessor, hereby leases to OUTDOOR GRAPHICS, INC., Lessee, the portion of the entire premises described as Hwy. 24 at the curve in West Quincy, Missouri, where billboards are currently located. Mo DOT permit #3S-289 and 3S-290, for an original term of five years beginning June 1, 2000, at the yearly rental of \$814.45* payable in annual installments.

Lessor represents and warrants that Lessor is the owner of the premises above described, with full right and authority to make this lease, and covenants that no part of the premises (excepting the barn) above described or any adjoining premises owned or controlled by Lessor will be used for advertising purposes by anyone other than Lessee, and that Lessor will not permit Lessee's signs to be obstructed. Lessor guarantees to Lessee free access to and use of any part of any structure on said premises as may be necessary for Lessee to hang scaffolds, or construct, post, paint, illuminate, repair or remove its advertisements and structures. the AB

All structures, materials and equipment placed upon said premises by Lessee shall always remain Lessee's personal property and may be removed by Lessee at any time up to a reasonable time after the termination of this lease, not to exceed thirty days. If at any time the erection, placement, posting, painting, illumination or maintenance of its signs on the demised premises is prohibited by any law, ordinance or authority, or building permits are either not obtained or revoked, or if such activity becomes unprofitable within the sole judgment of Lessee, Lessee may terminate this lease by giving Lessor thirty (30) days' advance notice of such termination. Lessor shall thereupon return to Lessee and rent paid in advance for the unexpired term. Lessor may terminate this contract on thirty (30) days notice and return rent for any unexpired time.

Lessee may, during the term of the lease, add on poster/paint panel at the same location facing East at an additional rental payment of \$200 per year.

Lessee will mow grass around sign. Lessee will not cause damage to Lessor's crops or fields. If damage is caused, will pay damage.

In the event any of the real estate on which the sign is erected is condemned or taken by the state highway department for roadway purposes, the lessee shall be entitled to none of the funds therefrom.



OUTDOOR GRAPHICS, INC.

P.O. Box 201 • Quincy, IL 62306 • 217/222-2095 • Fax 217/222-3759

Neither Lessee nor Lessor is bound by any stipulation, representation or agreement not printed or written in this lease. This lease shall inure to and be binding on the personal representative, successors and assigns of the parties hereto.

*Rental to increase 5% each year.

OUTDOOR GRAPHICS, INC.

By: Don Brown

Approved


6/1/00

Lessor : Ann Baker


Address: 2114 ~~McArthur Ave.~~ *McArthur Ave.* AB

City: Colorado Springs State: CO 80909

Phone: (719) 389-0646

SS#: 337-28-3469