



Adams Outdoor Advertising of Peoria

911 SW ADAMS STREET
PEORIA, IL 61602
TEL: 309.692.2482
FAX: 309.692.8452

LEASE AGREEMENT

Social Security No. 338-38-4026

THIS AGREEMENT OF LEASE, made and entered this 1 day of January, 2002, by and between
Mr. Guy Brenkman of 1629 W. Hickory Grove Rd., Dunlap, IL. 6152

NAME MAILING ADDRESS
hereinafter known as Lessor, and ADAMS OUTDOOR ADVERTISING, hereinafter known as LESSEE, whose address is
911 SW Adams Street Peoria IL. 61602 309-692-2482

1. WITNESSETH: Lessor hereby leases, demises and grants exclusive use and possession to said Lessee, its successors and assigns, as much of the premises (with free access to and upon same) located at 1629 W. Hickory Grove Rd. Dunlap
Peoria as may be necessary for the construction and maintenance of advertising structures and displays, along
with supports and devices therefore. Said property is located on the N-S-E-W side of Route 40

approximately ----- feet/miles N-S-E-W of Hickory Grove Road and will be used for N-S-E-W displays as
follows: Two (2) back to back 14'X48' bulletin structures, uni-pole construction

first sign approx. 500' from Hickory Grove, second is approx. 1000' from Hickory Gr

2. Lessor grants to Lessee the exclusive right to erect and maintain said advertising structure and displays for a term of 20 years, from date of commencement of actual construction of same, January 1, 2002 to December 31, 2021 at the annual rental rate of \$15,780.00, payable in annual installments. Lessor agrees Lessee may come upon the property for pre-construction soil tests, measurements, and the like without said activities constituting the start of construction hereunder.

3. At the expiration of the Lease Term or extended Lease Term, this Lease shall automatically renew itself on the same terms and conditions for successive Lease Terms of the same duration unless, at least 30 days prior to the expiration of the current Lease Term, either party gives at least 30 days prior written notice of cancellation.

4. Lessor agrees no other use will be granted that in any way obstructs the clear view of Lessee's advertising structure or displays and will not permit advertising or displays to be placed next to, or adjacent to, Lessee's structure that will in any way distract from the structure and displays of the Lessee. Lessor shall in no way hinder the clear and unobstructed view of said advertising structure. Lessee has the right to remove any trees or underbrush which may interfere with the visibility or the maintenance of the advertising structure, or the right of way granted the Lessee herein to maintain said structure. Lessor agrees not to grant other leases upon said property, or any part thereof, for the purpose of any advertising or display, for the duration of this lease.

5. Lessee has the right to run utilities above or below ground to the advertising structure and to illuminate the display at Lessee's discretion.

6. Lessee has the right to landscape said billboard at lessee's discretion.

7. Lessor represents and warrants that he is the owner of the above-described premises or that he has the legal authority to represent and execute this document for the owners; and, further, that he has the legal right to convey to Lessee total access to the premises to perform all acts necessary to conduct advertising and display business.

8. All signs, structures, materials, equipment and other property placed upon the above-described premises shall remain the personal property of Lessee and may be removed by Lessee. Lessor shall not take, use, tamper with, or otherwise disturb such property and shall not allow third parties to take, use, tamper with, or otherwise disturb such property.

9. In the event of any one of the following: (a) that Lessee's advertising structure or displays become partially or entirely obstructed for any reason; (b) the value of Lessee's structure to Lessee is diminished for any reason, to include diversion, reduction or obstruction of traffic; (c) Lessee is prevented or hindered in any way in Lessee's opinion from constructing, maintaining, or using the structure and displays by reason of any governmental authority, then Lessee may terminate this lease upon thirty (30) days written notice, and Lessor agrees thereupon to return to Lessee any rent paid in advance for the unexpired term.

10. During the term of this lease, Lessee agrees to reasonably indemnify and save harmless Lessor from injury and damages to third parties caused by Lessee's sole negligence, and to reasonably repair and make good any and all property damage to said premises directly resulting from the installation, maintenance or taking down of said advertising structure or displays, excepting ordinary wear and tear.

11. In the event of condemnation or threat of condemnation Lessor grants to the Lessee the right to relocate its display(s) on Lessor's remaining property adjoining the condemned property. Lessee shall have the right to timely participate in any condemnation award or settlement to the extent of Lessor's damage for the loss of revenue of the structure; the costs of removal from the above described premises; replacement costs; and the loss of its leasehold interest and other related damages.

12. All rental payments and written notices required by this lease shall be sent to Lessor at the address shown on this lease until Lessee receives written modification thereof from Lessor. All communications sent to Lessee shall be to the above address.

13. All words used herein in the singular number shall include plural, and the present tense shall include the future, and the masculine gender shall include the feminine and neuter. This lease agreement shall inure to the benefit of, and be binding upon, the personal representative, assigns, and successors in title to the parties hereto. The parties are not bound by stipulations, agreements, statements or warranties, implied or expressed, not recited in writing in the within lease.

14. Any structure erected by Lessee shall remain the property of the Lessee at all times along with the local and state building permits.

IN WITNESS WHEREOF, the hands and seals of the parties hereto on the 17 day of January, 2002

IN THE PRESENCE OF:

LESSOR By: Guy Brenkman
691-1400 691-5388
Phone No. Fax No.

LESSEE
ADAMS OUTDOOR ADVERTISING

By: Kelly French-Strube
Lease Manager
Title

15. See attached addendum "A".