

LOCKRIDGE
 OUTDOOR ADVERTISING AGENCY
SIGN LEASE

8366300
 09/26/2002 02:18 PM 12.00
 Book - 8654 Pg - 6315-6316
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 LOCKRIDGE OUTDOOR ADVERTISING
 358 S 700 E BH120
 SLC UT 84102
 BY: RDJ, DEPUTY - WI 2 P.

358 South 700 East B#120
 Salt Lake City, Utah, 84102
 801-647-0713

CITY _____ COUNTY SALT LAKE STATE UTAH

THIS AGREEMENT made and entered into by and between JAMES WILCOX as 'Lessor', and LOCKRIDGE OUTDOOR ADVERTISING AGENCY, hereinafter referred to as 'Lessee'.

Witnesseth: that Lessor does herewith lease to Lessee for a term of 10 years beginning upon erection and expiring 1 Nov 2012, the premises known and described as follows: as per legal description

The consideration for the lease is the sum of THIRTY-Six Hundred (\$ 3600⁰⁰) Dollars per year and/or 15% of the structure's net revenue, whichever is greater, rental, payable by Lessee upon installation of structure.

The property is leased for the purpose of construction, operation and maintenance of an outdoor advertising display. Lessee is herewith granted the sole exclusive right to display advertising copy on the premises. Lessee is granted the right to ingress and egress over the said premises for the terms hereof for the purpose of constructing, maintaining, operating, removing or replacing said display.

Permission is hereby granted to the Lessee and/or the electric utility company to establish electrical service, if required, to this location.

Should the view of said space become obstructed, or should Lessee's enjoyment for display advertising purposes be prevented or impaired in any way or by any means, then Lessee shall have the right to cancel this agreement by giving Lessor Thirty (30) days advance written notice. In such event Lessor agrees to refund to Lessee the unearned rent paid in advance.

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 any rent paid in advance for the unexpired term.

Lessee does herewith indemnify and agree to hold Lessor harmless against all claims or damages to persons or property by reason of accidents resulting from the negligence or willful acts of Lessee's agents, employees or workmen in the construction, maintenance, repair or removal of its signs.

After the original terms hereof, this lease shall continue in force for a period of five years on the same terms, unless terminated at the end of the original term or any additional year thereafter, upon written notice of termination to Lessor by Lessee, served not less than thirty (30) days before the end of such term or additional year.

All materials and displays placed upon the property by Lessee shall remain Lessee's property, and Lessee may remove the same at anytime during the term or extended term of this agreement or within thirty (30) days after termination or cancellation of this agreement.

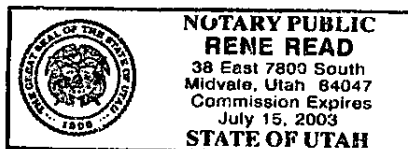
This lease is assignable by Lessor or Lessee and shall be binding upon the heirs, successors and assigns of both and Lessee.

Lessee agrees to pay promptly the rentals provided herein, Lessor warrants title and agrees that the right to cancel as provided above shall not be exercised for any other display advertising purposes. Lessor warrants that they as owner, agent or tenant has the full right and authority to enter into this agreement.

Lessor empowers Lessee with full authority to act as agent for Lessor in all matters necessary to the erection of said advertising display.

LESSOR JAMES D WILCOX
 Signature [Signature]
 Address 1235 E 3300 So
SLC UT 84106
 Telephone 801-484-5223
 This 2nd day of August 2002
 Notary Public [Signature]

REPRESENTATIVE [Signature]
 Agreed this 2 day of Aug 2002
 LOCKRIDGE OUTDOOR ADVERTISING
 Accepted by [Signature]
 Witness [Signature]



8366300

BK8654 PG6315

VTDI 16-29-427-022-0000 DIST 17A TOTAL ACRES 0.23
 IMPERIAL DIAPER SERVICE PRINT U UPDATE REAL ESTATE 100700
 LEGAL BUILDINGS 4900
 TAX CLASS MOTOR VEHIC 0
 1235 E 3300 S EDIT 1 FACTOR BYPASS TOTAL VALUE 105600
 SALT LAKE CITY UT 84106259935
 LOC: 1235 E 3300 S EDIT 1 BOOK 0000 PAGE 0000 DATE 00/00/0000
 SUB: TYPE UNKN PLAT

09/11/2002 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 COM 33 FT S & 371.27 FT W FR SE COR LOT 1 BLK 27 10 AC PLAT
 A BIG FIELD SUR W 118.78 FT N 191 FT S 32- E 221.58 FT TO
 BEG 0.23 AC

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

BK8654PG6316