

8350325

LOCKRIDGE

OUTDOOR ADVERTISING AGENCY
SIGN LEASE

8350325
09/11/2002 04:20 PM 12.00
Book - 8647 Pg - 2115-2116
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LOCKRIDGE OUTDOOR ADVERTISING
358 S 700 E B#120
SLC UT 84102
BY: SLH, DEPUTY - WI 2 P.

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

CITY MURRAY COUNTY SALT LAKE Co. STATE UTAH

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

Witnesseth: that essor does herewith lease to Lessee for a term of 10 years beginning upon erection and expiring 1 AUG 2012 the premises known and described as follows: AS PER LEASE DESCRIPTION

The consideration for the lease is the sum of FOUR THOUSAND (\$ 4000.) Dollars per year, rental, payable by Lessee upon ~~installation of structure.~~ RECEIVING APPLICABLE PERMITS.

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.~~

[Handwritten initials] 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 *[Signature]*
Signature STEVEN R. APPECK
Address 1032 W. 2610 So.
SLC UT 84119
Telephone 801-972-4313
This 11 day of June 2002
Notary Public *[Signature]*

REPRESENTATIVE *[Signature]*
Agreed this 11 day of June 2002
LOCKRIDGE OUTDOOR ADVERTISING
Accepted by *[Signature]*
Witness *[Signature]*

NOTARY PUBLIC
Richard W. Dunlop
910 West 2100 South
Salt Lake City, Utah 84119
Commission Expires
May 30, 2005
STATE OF UTAH

* No Tobacco, ALCOHOL, NO RISKY
* No Competitive Advertisers

BK8647PG2115

VTDI 22-19-301-014-0000 DIST 21 TOTAL ACRES 0.36
 AFFLECK, STEVEN R PRINT U UPDATE REAL ESTATE 111200
 LEGAL BUILDINGS 0
 % SUPREME AUTOMOTIVE TAX CLASS MOTOR VEHIC 0
 1032 W 2610 S EDIT 1 FACTOR BYPASS TOTAL VALUE 111200
 SALT LAKE CITY UT 84119243432
 LOC: 6790 S STATE ST EDIT 1 BOOK 8295 PAGE 3396 DATE 07/26/1999
 SUB: TYPE UNKN PLAT

09/11/2002 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 BEG 1223 FT S & S 89-58' E 341 FT & N 3-59' E 75 FT FR NW
 COR OF SW 1/4 SEC 19, T 2S, R 1E, S L M; N 3-59' E 71 FT; W
 219.12 FT; S 3-59' W 71 FT; E 219.12 FT TO BEG. 0.36 AC.
 5183-0035,0036 5788-1826 5838-0581 8295-3392,3394

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

BK8647PG2116