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LEASE

AGREEMENT entered into this 31st day of July, 1986, between CARTER MOTOR COMPANY, an Illinois Corporation, LESSOR, and ROBERT W. CARTER, LESSEE, to amend the lease dated June 1, 1983 for a portion of the premises located in the City of Chicago, State of Illinois, County of Cook, described as set forth in Exhibit "A" attached to and made a part hereof, commonly known as 2711 West George Street, Chicago, Illinois, which property is further subject to a lease between ROBERT W. CARTER as Lessor and NATIONAL ADVERTISING COMPANY as Lessee which lease is attached hereto as Exhibit "B".

1. AMENDMENT. This Amendment supercedes and re-states in its entirety the lease dated June 1, 1983.

2. LEASE. Lessor leases to Lessee that portion of the premises described above and as set forth in the plat attached to and made a part hereof, as Exhibit "C", for the purpose of erecting and maintaining advertising signs thereon, including necessary supporting structures, devices, illumination facilities and connections, service ladders, and other appurtenances thereon, including free access to and upon the property.

3. TERM. This lease shall commence on October 1, 1984, and shall continue for a term of ten (10) years from the first day of the first month following erection of the advertising display contemplated by the Lesse between Lessee herein and National Advertising Company. Lessee shall have the option to extend this

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lease for two (2) additional ten (10) year terms on the same terms and conditions.

4. RENTAL. Lessee shall pay Lessor rental of \$500.00 per year, payable annually on the anniversary of the signing of this lease. \$500.00 was paid on June 1, 1983. No additional rental shall be due until such time as an advertising sign is actually constructed on the premises. Rent shall be prorated monthly for the year in which the sign is completed.

5. CHANGE OF OWNERSHIP. In the event of any change of ownership of the property hereby leased, the Lessor agrees to notify the Lessee promptly of such change, and the Lessor also agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner.

6. QUIET ENJOYMENT. The Lessor covenants and warrants that if the Lessee shall pay the rental as herein provided and shall keep and perform the other covenants herein stated, the Lessee shall and may, peaceably and quietly have, hold and enjoy the use of the premises herein demised for the term of this lease, such use to include access to the site over any lands under the control of the Lessor.

7. BINDING EFFECT. Neither the Lessor nor the Lessee shall be bound by any agreement or representation, expressed or implied, not contained herein. This lease shall inure to the benefit of and be binding upon the parties hereto and to their respective tenants, heirs, successors, personal representatives,

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executors, administrators, and assigns.

8. OBSTRUCTION OF VIEW. If at any time the highway view of the Lessee's displays is obstructed or obscured, or the advertising value of the displays is impaired or diminished, or the use or installation of such displays is prevented or restricted by law or by the Lessee's inability to obtain any necessary permits or licenses, or if the Lessee is unable, for any period of ninety (90) consecutive days or more, to secure and maintain a suitable advertising contract for the displays, or if there occurs a diversion of traffic from, or a change in the direction of traffic on highways leading past the Lessee's displays, the Lessee may, at its option, terminate this lease by giving the Lessor fifteen (15) days written notice, and the Lessor agrees to refund to the Lessee the rent previously paid for the unexpired portion of this lease. If any of the conditions described in this paragraph shall at any time temporarily exist, then the Lessee may, at its option, instead of terminating this lease, be entitled to an abatement of rent payable hereunder during the period such conditions or any of them exist, and to the refund of any rent paid in advance for the period of such abatement.

9. TRADE FIXTURES. All structures, displays and materials placed upon the said property by the Lessee are Lessee's trade fixtures and equipment, and shall be and remain the Lessee's property, and may be removed by the Lessee at any time prior to or within a reasonable time after the termination of this lease or

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any extension thereof. In the event that the then owner of the real estate described in Exhibit "A" attached hereto, desires to have said fixtures and equipment removed at the termination of this lease, said removal shall be at the sole expense of Lessee herein. The Lessor agrees to allow the Lessee full access to the property occupied by the displays for the purpose of erecting, maintaining, changing or removing the displays at any time.

10. NO OTHER DISPLAYS. The Lessor agrees not to erect or permit any other party to erect any advertising displays or other advertising matter on any property owned or controlled by the Lessor within a radius of six hundred (600) feet of Lessee's displays, nor to permit any other obstruction to partially or completely obscure the normal highway view of said displays, subject to structures existing on June 1, 1983. The Lessee is hereby authorized to remove any such other advertising display or other obstruction at its option.

11. HOLD HARMLESS. The Lessee agrees to save the Lessor harmless from any and all claims or demands on account of bodily injury or physical property damages, caused by or resulting from any negligent or willful act of the Lessee's agents or employees in the construction, maintenance, repair, change or removal of the Lessee's displays on the property, and agrees to carry, at its own cost and expense, adequate public liability insurance covering any such contingency so long as this lease shall remain in effect. The Lessor agrees to save the Lessee harmless from any and all claims or demands on account of bodily injury or

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physical property damage caused by or resulting from any negligent or willful act of the Lessor.

12. SUBLEASE. Lessee shall have the right to sublease at any time without approval of Lessor.

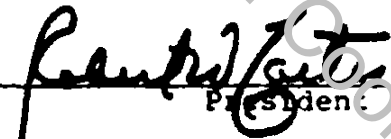
13. RECORDING. Either party may record this lease with the Cock County Recorder.

SIGNED on the day and date first set out above.

LESSOR:
CARTER MOTOR COMPANY

LESSEE:

By



President



Robert W. Carter

RII:20

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LEASE AGREEMENT
Revised 8/81

Office _____
Chicago Metro

Lot 331

Lease # 084306

NATIONAL ADVERTISING COMPANY

(Subsidiary of Minnesota Mining & Manufacturing Co.)
Home Office: Bedford Park, Illinois 60501

THIS AGREEMENT, made this 20th day of July, 19 84, by and between
Robert W. Carter of Skokie, IL
hereinafter called the Lessor, and National Advertising Company, of Bedford Park, Illinois, hereinafter called the Lessee.

WITNESSETH:

1. The Lessor hereby leases unto the Lessee, and the Lessee hereby leases from the Lessor, the use and possession of the portion to be occupied of the following described premises, for the purposes of erecting and maintaining advertising displays (painted, reflectorized, printed, illuminated, or otherwise), including necessary structural, electrical, power poles and connections.

2. The property here leased is located about 3 miles N E-S-W of CALIFORNIA AV. on Block E-S-W side of Route 10-1 for display(s) facing N-E-S-W, such leased property being part of the Lessor's property situated in the Township of Chicago County of Cook State of Illinois (If Legal Description is required, see reverse side hereof)

3. The term of the lease shall commence on 10-1 19 84 and unless terminated earlier in the manner hereinafter set forth, shall continue for an initial term of ten years from the first day of the first month following expiration of the advertising display(s) (hereinafter called "the effective date"), and shall continue thereafter, at the option of the Lessee, for a second term of 5 years, and thereafter for successive years, on the same terms, until terminated as of any subsequent anniversary of the effective date by written notice of termination given not less than sixty days prior to such anniversary date by either the Lessor or Lessee.

4. In consideration of the foregoing and the mutual promises herein contained, and other good and valuable consideration, the Lessee agrees to pay the Lessor at the rate of \$12,000.00 per year for such period of time as the display(s) contemplated hereunder is(are) not in advertising position, and at the rate of \$12,000.00 per year for such periods of time as the display(s) contemplated hereunder is(are) in position. Such yearly rental is to be paid in advance (subject to a 30 day delay for processing) with supplementary adjustments to be made promptly when the advertising status of the display(s) is changed. When feasible, the payment date will be adjusted to coincide with anniversary of the effective date. Rent shall be deemed to have been made on the date(s) scheduled unless Lessor notifies Lessee of non-receipt of payment.

5. ADDITIONAL PROVISIONS. The provisions printed on the reverse hereof are hereby incorporated herein by specific reference thereto and constitute a part of this agreement.

AREA SKETCH OF LEASED PREMISES

Size 20' x 60' FL
HAGL 75' OR HIGHER Ft
EOP 500 Ft
Power 100 Ft
Mileage Panel MI
Location Staked
Display Facing Northwest

AREA TO BE LEASED IS 10' X 10' SIGNAGE
LOCATION SUBJECT TO APPROVAL OF LESSOR.
WITH HIS OWN USE.

NORTH

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• or 15% of the gross income less any agency commission per year.

Lessee to provide copies of all contracts and certificates of insurance.

Executed by Lessor in the presence of
Robert P. Skelton

APPROVED: _____ (If applicable)
(Owner/Tenant)

Accepted by
NATIONAL ADVERTISING COMPANY, LESSEE

By: Neil Davis

ROBERT W. CARTER

By: Robert W. Carter

7333 Long Avenue

Skokie, (Cook) IL 60077

(City, County, State)

Circle Classification
Comm-Agr-
Former P.O.
App of Permit No.
Ren. Rept.
Avail. N. Erect
Avail. Reloc.
Date New Erect
Reloc. N.P.O.
POST
SF
DF
INITIAL Erected By
ADVERTISER
PROGRAM

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STANDARD LEASE AGREEMENT Form 6645-B Revised 6/81

6. In the event of any change of ownership of the property hereby leased, the Lessor agrees to notify the Lessee promptly of such change, and the Lessor also agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner.

7. Unless specifically stated otherwise herein, the Lessor represents and warrants that he is either the Owner or the Agent of the Owner of the property hereon demised, and that he has full authority to enter into this lease. The Lessor covenants and warrants that if the Lessee shall pay the rental as herein provided and shall keep and perform the other covenants herein stated, the Lessee shall and may, peaceably and quietly have, hold and enjoy the use of the premises herein demised for the term of this lease, such use to include access to the site over any lands under the control of the Lessor.

8. Neither the Lessor nor the Lessee shall be bound by any agreement or representation, expressed or implied, not contained herein. This lease shall be deemed to have been accepted and its terms enforceable only upon the acceptance hereof by the Lessee in the space provided. Following such acceptance, it shall inure to the benefit of and be binding upon the parties hereto and to their respective tenants, heirs, successors, personal representatives, executors, administrators, and assigns.

9. In the event that the portion of the Lessor's property occupied by the Lessee's displays is to be improved by erecting a permanent private commercial or residential building, as evidenced by a building permit, requiring removal of Lessee's displays, the Lessor may terminate this Lease upon giving the Lessee ninety (90) days written notice of termination, together with a copy of the building permit, sent by registered mail to either the Lessee's Home Office or the Branch Office listed, and upon the Lessor's refunding to the Lessee the rent previously paid for the unexpired portion of this Lease beyond the termination date plus the total cost of the construction and the removal of Lessee's displays, less 1/180th of such cost for each full month of this Lease prior to the notice of termination. The Lessee agrees to remove its displays within the ninety (90) day period. If the Lessor does not commence the construction within ninety (90) days after the displays have been removed, the Lessee may, at its option, restate this Lease by written notice to the Lessor. And if so restated, the Lessor agrees to reimburse the Lessee for its reasonable expenses in replacing the Lessee's displays on the Lessor's property. If any portions of the property are not to be utilized for such building, the Lessee has the option to use the remaining portion on the same terms, except that the rent shall be equitably reduced if the highway view of the display is less than what it was before the sign was moved. The right of termination stated herein shall not extend and cannot be exercised if the demised premises shall be condemned or taken by power of eminent domain, or if the property is conveyed to an entity acting as or on behalf of any public entity which has the power of eminent domain.

10. If at any time the highway view of the Lessee's displays is obstructed or obscured, or the advertising value of the displays is impaired or diminished, or the use or installation of such displays is prohibited or restricted by law or by the Lessor's inability to obtain any necessary permits or licenses, or if the Lessee is unable, for any period of ninety (90) consecutive days or more, to secure and maintain a suitable advertising contract for the displays, or if there occurs a diversion of traffic from, or a change in the direction of traffic on highway leading past the Lessee's displays, the Lessee may, at its option, terminate this lease by giving the Lessor fifteen (15) days written notice, and the Lessor agrees to refund to the Lessee the rent previously paid for the unexpired portion of this lease. If any of the conditions described in this paragraph shall at any time temporarily exist, then the Lessee may, at its option, instead of terminating this lease, be entitled to an abatement of rent payable hereunder during the period such conditions or any of them exist, and to the refund of any rent paid in advance for the period of such abatement.

11. All structures, displays and materials placed upon the said property by the Lessee are Lessee's trade fixtures and equipment, and shall be and remain the Lessee's property, and may be removed by the Lessee at any time, prior to or within a reasonable time after the termination of this lease or any extension thereof. The Lessor agrees to allow the Lessee full access to the property occupied by the displays for the purpose of erecting, maintaining, changing or removing the displays at any time.

12. The Lessor agrees not to erect or permit any other party to erect any advertising displays or other advertising matter on any property owned or controlled by the Lessor within a radius of six hundred (600) feet of Lessee's displays, nor to permit any other obstruction to partially or completely obscure the normal highway view of said displays, and the Lessee is hereby authorized to remove any such other advertising display or other obstruction at its option.

13. The Lessee agrees to save the Lessor harmless from any and all claims or demands on account of bodily injury or physical property damage, caused by or resulting from any negligent or willful act of the Lessee's agents or employees in the construction, maintenance, repair, change or removal of the Lessee's displays on the property, and agree to carry, at its own cost and expense, adequate public liability insurance covering any such contingency so long as this lease shall remain in effect. The Lessor agrees to save the Lessee harmless from any and all claims or demands on account of bodily injury or physical property damage caused by or resulting from any negligent or willful act of the Lessor.

LEGAL DESCRIPTION OF LEASED PREMISES (for recording purposes):

State of _____)
County of _____)
On this _____ day of _____, 19____, before me, _____
(Print Name of Notary)

The undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and being informed of the contents of said instrument, acknowledged that he or she voluntarily executed the same for the uses and purposes herein contained.

In witness whereof, I have hereunto set my hand and official seal

EXISTING STRUCTURE LEASE: LESSOR WARRANTS THAT SINCE
19____
OR EARLIER, THIS LOCATION HAS BEEN OCCUPIED BY THE EXISTING
SIGN STRUCTURE, WHICH STRUCTURE HAS NOW BECOME LESSOR'S
OWN PROPERTY, AND LESSOR HEREBY ASSIGNS TO LESSEE ALL OF
LESSOR'S RIGHTS TO SUCH STRUCTURE.
(LESSOR'S SIGNATURE) _____

(Signature of Officer)

(Title of Officer)

My Commission Expires _____ 19____

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MAIL TO
RAY & GLICK (SANDRA McPhee)
P.O. BOX 400
Libertyville, IL 60048

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ALL THAT PART OF LOT A IN EGLOFF'S CONSOLIDATION LYING SOUTH OF THE SOUTH LINE GEORGE STREET IN THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED OCTOBER 3, 1900 AS DOCUMENT 3016107 IN COOK COUNTY, ILLINOIS.

13-25-224-022

TT

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DEPT-91 RECORDING \$18.25
T#3333 TRAN 7735 09/02/86 10:27:00
#3951 # A *-84-386861
COOK COUNTY RECORDER

86386861

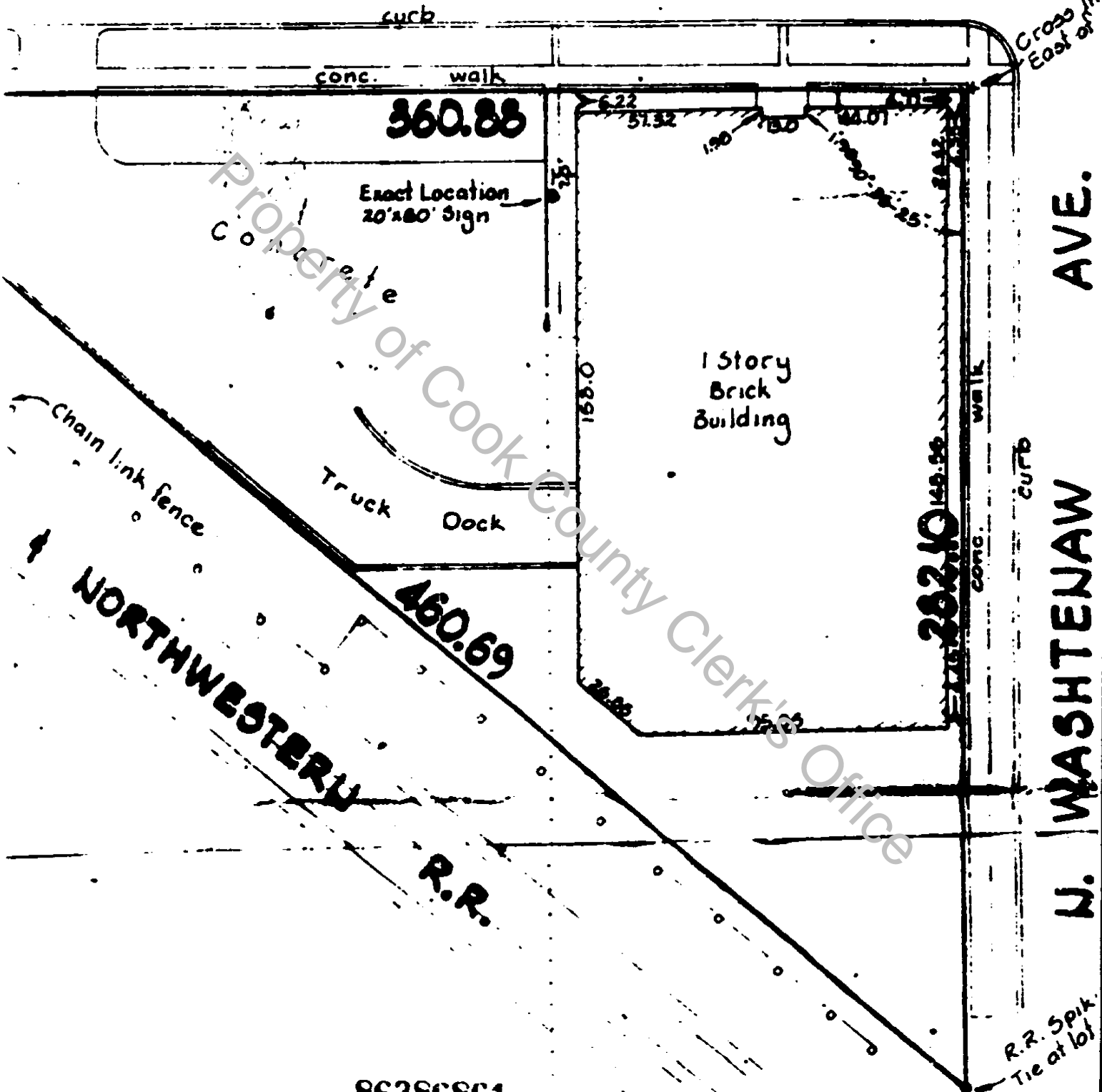
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W. GEORGE ST.



N. WASHTENAW AVE.

86386861

KENNEDY

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MAIL TO
RAY + BLICK (SARAH MOPHEJ)
P.O. Box 400
Kildeer, IL 60148



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11/11/2002