



April 2, 1999

Lease #U1000

ELLER MEDIA COMPANY LEASE AGREEMENT

PPIN: 17-09-230-007, -008, -009, -010, -011, -012, -013, & -014

The undersigned ("Landlord") leases to ELLER MEDIA COMPANY, a Delaware corporation ("Eller"), the following described property ("Property"), for the purpose of erecting and maintaining outdoor advertising structures, including fixture connections, panels, signs, copy and any equipment and accessories as Eller may place thereon (collectively) the "Structures", together with free access to the property and use of the Property to construct, improve, supplement, post paint, illuminate, maintain, repair, or remove the Structures. Eller may license the use of the Structures, or any portion thereof, for any lawful purpose. The Property is located on: the entire wall at the west end of the building commonly known as 216 West Ohio Street, in the City/Township of Chicago, County of Cook, State of ILLINOIS.

2. This Lease shall be in effect for a base term of four (4) years two (2) months, commencing on May 1, 1999 and ending June 30, 2003.

3. The rent shall be _____, payable by Eller in advanced as payment in full for the term provided in paragraph #2.

4. Upon the commencement date provided in paragraph #2, this lease agreement shall cancel and supercede the West Wall Lease agreement and its lease modification agreement to such lease dated April 28, 1993 and January 26, 1994 respectively by and between LaSalle Chicago Associates, LLC / Valet Parking Services, Inc. (the current Landlord by way of assignment) and Eller Media Company (the current Tenant by way of assignment).

5. Upon the commencement date provided in paragraph #2, this lease agreement shall also cancel and supercede the West Wall Lease agreement, the First Amendment and Second Amendment to such lease dated June 26, 1990, May 1, 1992 and July 9, 1992 respectively by and between LaSalle Chicago Associates, LLC / Valet Parking Services, Inc. (the current Landlord through assignment) and Eller Media Company (the current Tenant by way of assignment) and by and between Valet Parking Services, Inc (the current Landlord through assignment) and Eller Media Company (the current Tenant by way of assignment).

6. Eller is the owner of all Structures and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination of this Lease.

7. Landlord and Landlord's tenants, agents, or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Eller's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after Notice from Eller, Eller may in its sole discretion remove the obstruction at Landlord's expense. *This excludes all existing signs on property utilized by Valet Parking Services as of 4-2-99.*

8. In the event the Structures or any part thereof, or any portion of the Property, is condemned by proper authorities, or any right-of-way from which the Structures are visible is relocated, Eller shall have the right, which Landlord's prior approval not to be unreasonably withheld, to relocate the Structures on Landlord's remaining Property. Any condemnation award for Structures shall accrue to Eller. If condemnation proceedings are initiated, Landlord shall use its best efforts to include Eller as a party thereto.

9. Landlord represents that it is the owner (or authorized agent of the owner) of the Property and has the authority to enter into this Lease.

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10. If (a) Eller has not been informed of the current address of Landlord or its designated agent, or (b) two or more of the monthly payment sent by Eller are not deposited by Landlord within ninety (90) days after the last such payment is sent by Eller, then no rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Eller Notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Eller's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

11. Eller shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Eller, Eller's employees, sign, agents, licensees and contractors. Landlord shall indemnify and hold Eller harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

12. This Lease is binding upon the heirs, assigns and successors of both Landlord and Eller. Landlord agrees not to assign this Lease to any competitor of Eller without Eller's written permission. Eller shall have the right to assign or sublet.

13. Any notice ("Notice") to any party under this Agreement shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Agreement, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case Notices shall be delivered to such other address as shall have previously been specified in writing by such party to all parties hereto at their respective addresses then in effect.

14. In the event suit is brought (or arbitration instituted) or an attorney is retained by any party to this Agreement because the other party breached this Agreement, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses.

15. It is understood that Eller shall have the right to record this lease agreement on the Property herein stated, occupied by Eller's advertising signs as well as the property (parking facility) directly west of the advertising signs.

16. Neither Landlord nor Eller shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Eller and Landlord with respect to the Structures and the Property.

Date Accepted: 4/5/99

Signed: [Signature]

"Landlord"

Branch Address: ATTN: Chris Lupo

ELLER MEDIA COMPANY

4000 SOUTH MORGAN STREET

CHICAGO, ILLINOIS 60609

Tel No. (773) 843-2000

By: [Signature]

Its: Vice President/Assistant to the President

Valet Parking Services, Inc.
Attention: Cesar G. Maza

(Name)

70 West Madison - Suite 760

(Street Address)

Chicago, Illinois

60602

(City & State)

(Zip)

SS or Tax ID No. 36-3657102

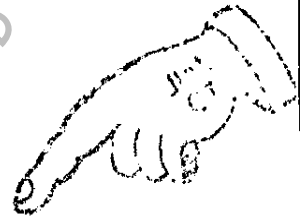
Tel No. (312) 332-4092

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M A R I A P A P P A S C O O K C O U N T Y T R E A S U R E R
04/12/99 Receipt : 9512//// Employee : GARY Page : 1

P I N : 17-09-230-007-0000 Volume : 000500

Address : NONE

99346006

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO, IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000018

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P I N : 17-09-230-008-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000019

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P I N : 17-09-230-009-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :
Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000020

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P I N : 17-09-230-010-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000021

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P I N : 17-09-230-011-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000022

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INVESTIGATION REPORT

DATE: 10/10/2000

BY: [Name]

RE: [Subject]

101901000

LA [Name]

101901000

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P I N : 17-09-230-012-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :
Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK FT LOT
09-39-14 0000014 0000023
09-39-14 0000014 W 0000024

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STATE OF ILLINOIS
CLERK OF THE SUPREME COURT

IN RE: [Illegible]

[Illegible]

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P I N : 17-09-230-013-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG	BLOCK	PT	LOT
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09-39-14	0000014	E	0000024

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P I N : 17-09-230-014-0000 Volume : 000500

Address : NONE

Name : STACKLER EDWARD K

Mailing : 200 W OHIO ST/CHICAGO,IL 606104102

Legal Description :

Sub-Division Name : NEWBERRYS ADD

Legal : NEWBERRYS ADD TO CHICAGO IN SEC 9-39-14 REC DATE: 11/22/1849

ST-TN-RG BLOCK PT LOT
09-39-14 0000014 0000026

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DEPARTMENT OF REVENUE

OFFICE OF THE COMPTROLLER

CHICAGO, ILLINOIS

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CHICAGO, ILLINOIS

TO WHOM IT MAY CONCERN: I HEREBY CERTIFY THAT THE ABOVE NAMED PARTY IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED RETURN AND THAT THE SAME IS SUBJECT TO THE TAXES AND DUTIES THEREON AS PROVIDED BY LAW.

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