METURNED

3133 Lincoln Avenue P.O. Box 708 Ogden, Utah 84402-0708 (801) 621-2350

11-061-0071

MAY 1 9 2003

by Saunders now stands. The current sign being located next to the start of the property adjacent to the property adjacent to be start of the same document of the same leads of the first purpose described in particular of the same leads of the first purpose described for additional rest of the same leads of the same leads of the same leads of the same leads of the same addition contained been unless leaves gives white motice of the same leads begin to all of the terms and conditions contained been unless the property down that the same shade of the same leads to the same lea	//-06/-0071 LEASE AGR	REEMENT	
2. The premises are leased in the County of . Bay 5.4 8	The undersigned (hereinafter referred to as "Lessor") in possession or control of the premises described below and having full right and authority in said premises, hereby grants to LESSEE; Saunders Outdoor Advertising, Inc. (hereinafter referred to as "Lessee"), the exclusive right to use said premises for the purpose of erecting and maintaining outdoor advertising signs and other advertising media thereon, with or without illumination, and further grants to Lessee during the terms of this lease and for a reasonable period thereafter an easement across said premises as may be reasonably necessary for the ingress and egress of Lessee's men and equipment to erect, illuminate, repair, maintain and remove said structure outdoor advertising signs or other advertising media.		
Adjacent Fo. Inc. 15. act. 155. South. Main Layten. Urah. where the current sign owned by Saunders now stands: fig. actset of vary factor near the widgie of the property adjacent to the state or Light of tway factor near the widgie of the property adjacent to the state of the control of the property adjacent to the state of the control of the contro	_		
The lease shall be for a term of 15 (# of years) communicing on the date of the first payment described in garagraph 1. The lease shall be automatically exceeded for additional term of the same length subject to all of the terms and conditions contained berein unless either party better given the terms and conditions contained therein the same length subject to all of the terms and conditions contained therein unless either party better given the motice of their insent to terminate prior to the end of weah renewal period. In the event that Leaser shall terminate this lease, Leaser agrees not to lease said premises for advertising purposes to any other party other than Leaser for a prior of three (3) years after the date of termination. 4 The annual rental for the premises above described shall be Thite e. Thous and Six. Hunding and o. / 1.0.0 DOLLARS (\$% 3,00.0.0) which shall be payable to Leasor at the deters above below in more thin, you payments of The e. Hunding and o. / 1.0.0) which shall be payable to Leasor at the deters above below in more thin, you payments of The Saunders agrees to provide in addition to the and o of in of in of in and o of in and o of in and o and o of in and o of and o of and o of and o of and o and and o and .	Adjacent to I-15.at.189. South Main Layton Utah where the current sign owned by Saunders now stands. The current sign being Located next to the state right of vay fence near the middle of the property adjacent to playground at the mobile home park south of Centile Street. The Saunders sign is an		
(a*3, 5, 600, 00) which shall be psychic to Lessor at the address shown below in mo.a.g. b.l.y. payments of Three Hundrad. and o/.100 DOLLARS (83,00,00) each Special Terms: Saunders agrees to an an the anniversary date e. a.c. b. year	3. The lease shall be for a term of \dots 1.5 \dots (# of years) commence automatically renewed for an additional term of the same length, subject to all of the intention to terminate at least one hundred twenty (120) days prior to the end of said p of the same length subject to all of the terms and conditions contained herein unless intent to terminate prior to the end of such renewal period. In the event that Lessor sl	ing on the date of the first payment described in paragraph I. The lease shall be element and conditions contained herein unless Lessee gives written notice of its period. Thereafter, the lease shall be automatically extended for additional periods either party hereto gives one-hundred twenty (120) days written notice of their hall terminate this lease, Lessor agrees not to lease said premises for advertising	
Saunders agrees to provide in addition to the above payment a charge on the south facing side of the on premise 0" x 10" sign. Lesson and around the area of the sign and manuever equipment on and around the area of the sign and out twenty five feet fire the sign and out twenty five feet feet from the south side of the sign and out twenty five feet feet from the south side of the sign. 1	(\$*3,600.00) which shall be payable to Lessor at t of, Three, Hundred, and no/100	he address shown below in 由 0 日 中 h 1 y	
5. Lessor will not allow anything upon the premises which would interfere or obstruct Lessee's structure. 6. Lessor will not allow anything upon the premises which would interfere or obstruct Lessee's structure. 7. The parties hereby specifically agree that all signs, billboards, or other advertising media placed upon the described premises shall remain the property of Lessee and may be termoved at any time and in no event be considered fixtures and a part of the realty even though a portion of same might be affixed to real property. 8. Lessor acknowledges and agrees that Lessee shall be entitled to, but not obligated to defend, prosecute or otherwise participate in any litigation respecting said advertising structure or media and Lessor agrees to give Lessee into contained beream. This lease shall mure to the benefit of and be binding upon the partner hereto and their respective heirs, personal representatives, successors and assigns. 10. This lease is subject to Lessee obtaining state and local approval for location of advertising structures and is cancelable by Lessee if such consent is not obtained. If during the term of the Lesse, the Lessee, at its sole discretion, determines the premises to not be sufficiently suitable for its advertising purposes, Lessee may terminate this lease upon 30 days written notice 11. This agreement shall not be binding upon Saunders until it has been received by Saunders at its principle office and has been accepted by an officer duly authorized by a resolution of Saunders' Board of Directors to accept same. (RIGHTS OF DIRST REFUSAL in the seen less of said for party, Lessee shall be entitled for thirty (30) days to acquire the profites on the terms and conditions in said notice if Lessee of the terms and price officed by a third party. Lessee shall be entitled for thirty (30) days to acquire the profites on the terms and conditions in said notice. 11. Che ary William Representation of the party of the party. Lessee shall not call the premises on the terms for six less and	to the monthly payment on the anniversa Saunders agrees to provide in addition south facing side of the on premise 8 hours agrees.	ry date each year	
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ACCEPTED: ACCEPTED: Lerree 1 CK AV Wide E (Lessor's Printed Name) 1978 Horth 1130 Most Prove. (1.th. a.c.) (Lessor's Address) 1 CK AV Wide E (Lessor's Printed Name) 1 ST Horth 1130 Most Prove. (1.th. a.c.) (Lessor's Address) RICHARD T. MAUGHAN, DAVIS CNTY RECORDER	Title		
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By PRINTING AND	ACCEPTED: 7 / (Le	ssor's Printed Name)	
By PRINCES UNECOCO PERSONAL CONTROL (Classor's Address) RICHARD T. MAUGHAN, DAVIS CNTY. RECORDER 2122 Temporal Annual Control (Classor's Address) RICHARD T. MAUGHAN, DAVIS CNTY. RECORDER	Leiree James Leire	978 North 1130 West Frence, (1th .a)c/	
2122 Tanasia Analogue 2003 MAV 19 7 VEC TO THE PROPERTY OF THE PROPERT	By PRINTINGER UNEGGOS FRANKLISS (DR	**************************************	
Address .9. 3.5. 11 11 COLUMN ACCOUNT TO DEP MEC	Address 3133 Tingett Aver Cycs . (D.	2003 MAY 19 4:56 PM FEE 12-00 DEP MEC	
ACKNOWLEDGEMENT STATE OF			
COUNTY OF STAND) On the STAND day of May of May of personally appeared before me f. MC KAY WHALL the signer of the above instrument, who duly acknowledged to me that he executed the same and was duly authorized to do so.	On the f. day of .		

ROBYN JOHNSON^{NOI} NOTARY PUBLIC • STATE OF UTAN/Resi 1065 NORTH 1140 WEST PLEASANT GROVE, UT 84062 COMM. EXP. 5-20-2003

SERIAL# 11-061-0071 ACRES 6.16 ACRES PAGE 1. INFO DATE 11/08/2001 TAX NAME 2002: BOULDER RANCH L L C

E 1868019 B 3293 P 3441

PROP. ADDRESS: 189 SOUTH MAIN STREET LAYTON

E-1702583 12922 1_693

LEGAL DESCRIPTION:

BEG 90 FT'S OF CENTER LN OF GENTILE STR AT A PT 1271 FT W & 90 FC MOL, S FR NE C ORNER OF NW 1/4 SEC 28; T4N-R1W; SLM: TH S 93 FT; TH S 89^20' E 98 FT PARALLEL TO SD CEN LN; TH S 172.6 FT; TH E 82.31 FT; TH S 122.67 FT; TH S 76^33' W 142.6 5 FT; TH \$ 01^55' E 249.9 FT; TH \$ 01^47' E 173.91 FT TH \$ 88^54' W 143.9 FT TO E'LY R/W LN OF HWY; TH S 25^25' E 21.95 FT ALG SD HWY R/W; TH N 88^54' E 680 FT M/L, TO W'LY R/W LN OF I-15; TH N'LY ALONG A CURVE TO LEFT ALONG SD R/W 771 FT M /L, TH N 43^16' W 258.55 FT; TH N 75^02' W 54 FT TO POB. CONT. 6.16 ACRES.