



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

January 5, 2023

Lamar Central Outdoor
Attn: Pat Selcer
7777 E 38th St
Tulsa OK 74145

Certified Mail No.: 9214 8902 7801 8900 0556 00

Sign Registration No.: 11003

SH-11, Tulsa County

Property Owner: Fine Outdoor Advertising

GPS: 36.182813, -95.888177

Dear Mr. Selcer:

Pursuant to OAC Title 730:35-5-6 (h), you are hereby advised that a legal document, alleging that you do not have a valid land use agreement on the property where the above-mentioned sign is located has been received. A copy of the affidavit has been enclosed for your review. The sign is located on the east side of SH-11, approximately 1.5 miles north of I-244 in Rogers County.

If you have documentation or information that would prove contrary to these allegations, please submit it to this office within ten (10) days in receipt of this letter.

If we have not received any correspondence at the end of ten (10) days, we will assume you agree with the information we have received and the permit will be cancelled. If this is the case, then we respectfully request that you remove the sign within ninety (90) days of receiving this letter.

If you have any questions regarding this matter, please do not hesitate to call. (405) 521-3005

Respectfully,

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

Enclosures

cc: Michael B. Fine
Fine Outdoor Advertising
2010 North Memorial
Tulsa OK 74115

Affidavit of Lease Expiration

I, Chris Amburgy, Manager of Fine Airport Parking – Tulsa, LLC, upon oath state:

1. I am the Manager of Fine Airport Parking – Tulsa, LLC, owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma, and legally described on Exhibit "A" attached hereto and incorporated herein by this reference.
2. The previous Lease Agreements with Lamar as successor/assignee of Eller Media Company for the purpose of maintaining outdoor advertising structures on the above property, expired by their stated terms on October 10, 2020 (see attached Exhibit "B" – Expired Lease Agreements).
3. Notices of Termination were provided to Lamar on July 6, 2020. Copies are attached hereto as Exhibit "C" and incorporated herein by this reference.
4. Notice was provided to Lamar on February 4, 2021, advising of landowner's demand to vacate the land based on termination of the Leases. A copy is attached hereto as Exhibit "D" and incorporated herein by this reference.

Date: December 15, 2022

By: Chris Amburgy
 Name: Chris Amburgy
 Its: Manager
 Fine Airport Parking – Tulsa, LLC

Subscribed and sworn to before me this 15th day of December, 2022 by

Chris Amburgy, Manager, Fine Airport Parking – Tulsa, LLC.

Elaine Allred
 NOTARY PUBLIC

My commission expires April 30, 2023



Exhibit "A" Legal Description

Subdivision: UNPLATTED

Legal: PRT NE SE BEG 40S & 50W NEC SE TH W564.12 SW181.72 SE371.21 SE115.84 SE127
NE335.72N484.50 POB SEC 26 20 13 7.095ACS

Section: 26 Township: 20 Range: 13

FINE AIRPORT PARKING, INC.

July 6, 2020

VIA U.S. CERTIFIED MAIL
Return Receipt Requested
AND HAND DELIVERY

Lamar Advertising Company
Attn: Pat Selcer, General Manager
7777 East 38th Street
Tulsa, Oklahoma 74145

Re: That certain Outdoor Advertising Lease Agreement #38/1791/3275 dated October 10, 2000 between Michael Fine, as landlord and Eller Media Company, as tenant, as amended by that certain addendum dated October 10, 2000 (collectively and as assigned, the "Lease") for the leased premises located 1911 N. Memorial Drive, Tulsa, Oklahoma (the "Premises").

NOTICE OF TERMINATION

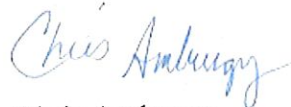
Dear Pat:

Please reference the Lease. Pursuant to Paragraph 4 of the Lease, the landowner, Fine Airport Parking, Inc., hereby terminates the Lease. Please remove your sign structure and repair the surface of the Premises at your earliest convenience after October 9, 2020.

Thank you for your time and attention to this matter.

Sincerely yours,

FINE AIRPORT PARKING, INC.



Chris Amburgy

FINE AIRPORT PARKING, INC.

July 6, 2020

VIA U.S. CERTIFIED MAIL
Return Receipt Requested
AND HAND DELIVERY

Lamar Advertising Company
Attn: Pat Selcer, General Manager
7777 East 38th Street
Tulsa, Oklahoma 74145

Re: That certain Outdoor Advertising Lease Agreement #1749/3280 dated October 10, 2000 between Fine Airport Parking, Inc. as landlord and Eller Media Company, as tenant, as amended by that certain addendum dated October 10, 2000 (collectively and as assigned, the "Lease") for the leased premises located 2002 N. Memorial Drive, Tulsa, Oklahoma (the "Premises").

NOTICE OF TERMINATION

Dear Pat:

Please reference the Lease. Pursuant to Paragraph 4 of the Lease, the landowner, Fine Airport Parking, Inc. hereby terminates the Lease. Please remove your sign structure and repair the surface of the Premises at your earliest convenience after October 9, 2020.

Thank you for your time and attention to this matter.

Sincerely yours,

FINE AIRPORT PARKING, INC.

Chris Amburgy

**FINE OUTDOOR ADVERTISING, INC.
FINE AIRPORT PARKING, INC.
REDSTONE LLC**

February 4, 2021

***VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND HAND DELIVERY***

Lamar Advertising Company
Attn: Pat Selcer, General Manager
7777 East 38th Street
Tulsa, Oklahoma 74145

Re: Return of Check from Lamar for Previously Terminated Lease Agreements (the "Leases").

Dear Pat:

I am returning the enclosed Check No. 91433880 dated December 30, 2020 in the amount of \$76,750.38 (the "Check") for rent during the period of October 1, 2020 to September 30, 2021. As you know, I terminated the Leases reflected on the Check on July 6, 2020. According to the terms of the Leases, they all expired on October 9, 2020. I have enclosed a courtesy copy of the Notice of Termination Cover letter and Notices of specific Terminations that I sent you this summer. To date, I have not received any correspondence from Lamar regarding a proposal to enter into a new lease, or leases, on any of our properties.

Under the terms of the Leases, the sign structures must be removed from the Premises and the surface area repaired by February 6, 2021. Once the sign structures have been removed on February 6, 2021, we can discuss the rent figures Lamar owes for holding over on the Premises after the Leases expired on October 9, 2020.

Thank you for your time and attention to this matter.

Sincerely,



Chris Amburgy

Enclosure (1)

Exhibit "B" Lease Agreements

On file with ODOT

Exhibit "C" Notices of Termination

Attached

Exhibit "D" Demand to Vacate

Attached