

Land Lease Agreement For Outdoor Advertising Structure

Lease No. OK33-022024

1. This agreement is made between Ronald G & Joy V. Havens as Lessor, and Billboard Joe, a Limited Liability Company, as Lessee. In consideration of \$20.00 in hand paid with the execution of this agreement, Lessor hereby leases to Lessee as much of 4439 N Pleasant View, Ponca City, OK, Ponca City, Oklahoma, as reasonably necessary, but not to exceed sixty (60) square feet, for the construction, repair and maintenance of one (1) advertising structure and supports, with the right of access to, by Billboard Joe employees, contractors and vehicles and the right to maintain advertisements on such structure from the 6th day of March.
3. The Lessee shall indemnify and hold Lessor harmless from and against any and all suits, claims, action, demands or damages arising out of or occurring in connection with the advertising structure.
4. Lessor agrees that neither he, his tenants, agents, employees or other persons acting on Lessor's behalf shall place or maintain any object which would obstruct or impair the view of Lessee's advertising structure and further agrees that Lessee may cut and remove certain vegetation that might obstruct the structure's view from the roadway.
5. All structures placed upon the premises by the Lessee are the Lessee's personal property and shall always remain the same. Lessee shall have the right to remove such signs, structures and improvements upon termination or expiration of the Lease.
6. This agreement shall terminate with fifteen (15) days written notice at the option of the Lessee if the Lessee is prevented by authorities having jurisdiction from constructing and/or maintaining its structure or if Lessee is unable to obtain any advertisers for a twelve (12) consecutive month period.
8. Lessor warrants that it has full right, power and authority to execute and grant this lease and has good title to the property and that the legal owner of the property is Lessor. Lessor further warrants that Lessee shall have the quiet enjoyment of the property and Lessor has the right to grant Lessee free access to the premises at any time to perform any acts necessary to carry on Lessee's business.
9. This Lease constitutes the entire agreement between the Lessee and Lessor and supersedes prior written or oral understandings, commitments, agreements or contracts between the parties. The terms and conditions of this Lease Agreement shall be binding upon the parties and shall inure to the benefit of their heirs, successors and assigns. It is expressly understood that the Lessee and/or Lessor are not bound by any stipulations, representations or promises not written or printed on this agreement.

10. Lessor and Lessee shall have the right to sell, assign or sublease its rights under this agreement.

11. Other provisions:

11.1. The parties agree that no advertising media shall be displayed at any time and in any way depicting any form of "Adult Entertainment," including but not limited to strip clubs, gentlemen's clubs, massage parlors, adult movie houses and other recognized forms of Adult Entertainment.

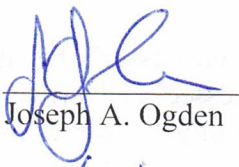
12. This agreement shall be governed by, construed and enforced in all respects in accordance with the laws of the State of Oklahoma.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date written below.

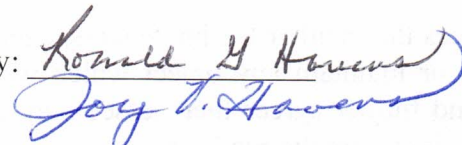
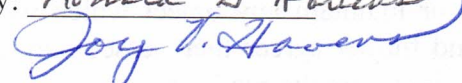
LESSEE:

Billboard Joe, LLC
P.O. Box 126278
Fort Worth, TX 76126

LESSOR:

By: 
Joseph A. Ogden

Date: 3/6/2024

By: 


Date: 03-06-2024