



ASSIGNMENT OF LEASES

KNOW ALL MEN BY THESE PRESENTS:

This Assignment of is executed on this 14th day of August, 2020, by **Lisa Janine Helm and Dwight H. Helm**, husband and wife, **Gina Gayle Gammill**, a single person, and **Tara Kyle Hargrove and Nolan Hargrove**, husband and wife, (the "Assignors") and **Cherokee Nation Property Management, LLC**, a Cherokee Nation limited liability company (the "Assignee").

WITNESSETH:

WHEREAS, by Deed, Assignors did grant, bargain, sell and convey unto that certain tract of real property situated in Craig County, Oklahoma, more particularly described on Exhibit "A" attached hereto, (the "Property").

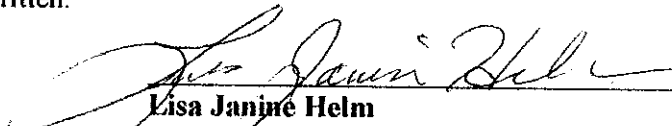
WHEREAS, Assignor is the holder of those certain lease agreements between Assignors and **Boyce Investments, LLC d/b/a All American Outdoor Advertising Company, Inc.**, recorded in Book 467 at Page 577; and Book 467 at Page 579; and Book 706 at Page 669; and Book 706 at Page 663, (the "Leases") in the office of the Craig County Clerk.

WHEREAS, Assignors desire to assign, transfer and convey to Assignee all of the respective rights, benefits and payments of the Assignors in and to the Leases;

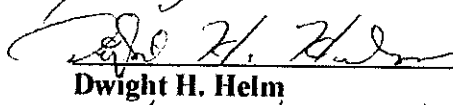
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignors do hereby **BARGAIN, SELL, ASSIGN, TRANSFER** and **DELIVER** unto Assignee, the Leases together with all the rights, titles, interests, privileges, and benefits thereunder or thereto in any manner belonging.

IN WITNESS WHEREOF, Assignors have executed and delivered this assignment as of the day and year first above written.

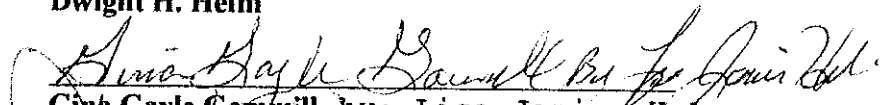
Assignors:



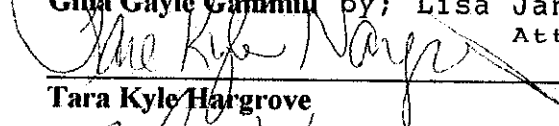
Lisa Janine Helm



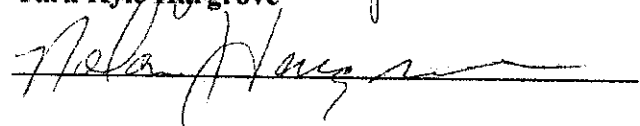
Dwight H. Helm



Gina Gayle Gammill by: **Lisa Janine Helm**
Attorney in Fact



Tara Kyle Hargrove



Nolan Hargrove

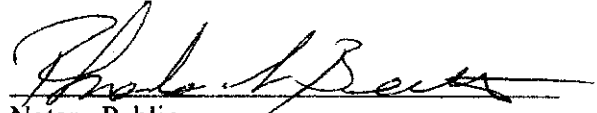
Nolan Hargrove

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)ss.
COUNTY OF Craig)

On this 14th day of August, 2020, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared **Lisa Janine Helm and Dwight H. Helm**, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that this instrument was executed as a free and voluntary act and deed, for the uses and purposes therein set forth.

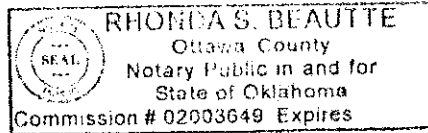
Given under my hand and seal of office the day and year last above written.



Notary Public

My Commission Expires:

2/28/2022




ACKNOWLEDGMENT

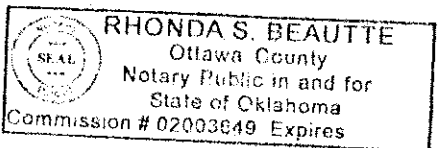
STATE OF OKLAHOMA)
)ss.
COUNTY OF Craig)

On this 14th day of August, 2020, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared **Gina Gayle Gammill**, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that this instrument was executed as a free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.


Notary Public

My Commission Expires:
2/28/2022

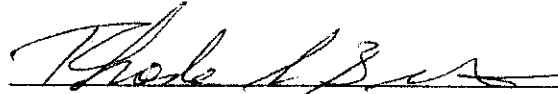


ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)ss.
COUNTY OF Craig)

On this 19th day of August, 2020, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared **Tara Kyle Hargrove and Nolan Hargrove**, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that this instrument was executed as a free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



Notary Public

My Commission Expires:

2/2 8/2022

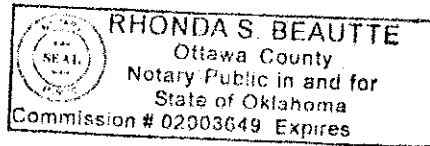


Exhibit "A"

The Land is described as follows:

A tract lying in the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) and the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section Twenty-Three (23), Township Twenty-five (25) North, Range Twenty (20) East of the Indian Meridian, Craig County, Oklahoma, according to the U.S. Government Survey thereof, more particularly described as:

Commencing at the Southwest corner of said SW/4 NW/4 of said Section 23; thence N 01° 44' 58" W 48.17 feet to the point of beginning; thence N 01° 44' 58" W 60.46 feet; thence S 67° 13' 45" E 939.35 feet; thence N 22° 46' 13" E 20.00 feet; thence S 67° 13' 47" E 74.70 feet; thence 360.51 feet along a curve to the right, having a radius of 1830.10 feet, a central angle of 11° 17' 12", and a chord bearing of S 61° 35' 11" E 359.93 feet; thence S 88° 21' 37" W 588.38 feet; S 01° 38' 23" E 98.41 feet; thence S 88° 21' 37" W 384.62 feet; thence N 01° 38' 23" W 496.49 feet; thence N 67° 13' 47" W 296.61 feet to point of beginning.

AND

A tract commencing at the Southwest corner of SW/4 NW/4 of said Section 23; thence N 01° 44' 58" W 159.87 feet to the point of beginning; thence S 67° 16' 25" E 1027.42 feet; thence 354.81 feet along a curve to the right having a radius of 1860.08 feet and a delta angle of 10° 55' 45"; thence S 01° 44' 58" E 32.23 feet; thence 360.51 feet along a curve to the left having a radius of 1830.10 feet and a delta angle of 11° 17' 12"; thence N 67° 13' 47" W 74.70 feet; thence S 22° 46' 13" W 20.00 feet; thence N 67° 13' 45" W 939.35 feet; thence N 01° 44' 58" W 51.4 feet to the point of beginning.

Boyce Investments, LLC dba All American Outdoor Advertising Company
LAND LEASE AGREEMENT
Continued

Quiet Enjoyment: The Lessor(s) covenants and agrees that Lessor(s) shall not install, or permit to be installed, any structure nor allow any trees or other objects to exist that would block, impair or interfere with the uninterrupted access to or view of Lessee's advertising display over and across the Leased Premise and Lessee shall have the right to remove any object or trim any trees that may obstruct the view of Lessee's advertising display.

Ownership of Display; Removal: Lessor(s) and Lessee acknowledge and agree that the Display, improvements, concrete base, and all materials and equipment placed upon the Leased Premises by Lessee are and shall remain the property of Lessee and shall not be considered "fixtures" of the property, and may be removed by Lessee at any time upon the election of Lessee, and must be removed upon the termination of this Land Lease Agreement or any extension thereof or within a reasonable time thereafter. This includes any irreparable permanent loss of Lessee's Advertising Display due to any acts of god as determined by Lessee.

Condemnation: In the event that the Leased Premises are condemned by any condemning authority or sold under the threat of condemnation by any condemning authority, this Land Lease Agreement may be terminated at the discretion of Lessee effective as of the date of possession of the Leased Premises by the condemning authority. If terminated, Lessor(s) shall refund the Lessee any unused prepaid rental as of such date. Lessee shall also be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of the display, and for all other losses to which Lessee shall be entitled under applicable law. Lessee shall also have the option to relocate its advertising display on the property, at its sole expense, to as comparable a site to the original location as possible and to continue with this lease as written.

Relocation due to Road Expansion: In the event of road improvements during the term of this lease requiring the relocation of Lessee's advertising displays, Lessor grants to Lessee the right to relocate Lessee's advertising displays on the property at points on the property as comparable to the original placements as possible provided all regulatory requirements are satisfied. In the event of preexisting improvements or obstructions on the property, Lessee's advertising display to be relocated on the property at a placement whereby visibility and access to the advertising display to the intended roadway are optimized. All cost associated with any possible relocations will be the responsibility of Lessee.

Taxes / Utilities: Lessor(s) shall be responsible for the payment of all taxes levied against the Real Property and all taxes associated with payments received from Lessee, and Lessee shall be responsible for the payment of all taxes levied against the advertising display structure. Lessee shall be responsible for the costs to install and operate all utilities associated with the advertising display.

Insurance: Throughout the term of this Land Lease Agreement or any extension thereof, Lessee shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Lessee's agents, servants and employees in the construction, maintenance, repair, servicing or removal of the Display. Lessor(s) agrees to hold Lessee harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of Lessor(s) or its agents, servants and employees.

Governmental Approval: Lessee's obligations under this Land Lease Agreement are contingent upon Lessee obtaining and maintaining the necessary governmental approvals and permits. All costs and expenses associated with obtaining said approvals and permits shall be borne by Lessee and Lessor(s) shall cooperate fully with Lessee and shall execute all instruments necessary or appropriate to obtaining the approval and permits.

Disputes: In the event of any disputes to this Land Lease Agreement; both the Lessor(s) and the Lessee agree that the prevailing party in any legal action related thereto shall be entitled to recover all of its attorneys' fees and costs, whether incurred before trial, at trial or upon all appellate levels. Lessee's principle place of business is in Langley, Oklahoma. Accordingly, any disputes shall be governed by Oklahoma law and shall be brought in the Court of, Mayes County, Oklahoma.

Other Terms of Agreement: If at any time Lessee's advertising structure(s) is 1. Damaged or destroyed due to an Act of God, 2. Has visibility become fully or partially obstructed 3. Suffers significant loss of value due to road closure or rerouting of existing traffic levels by local or state authorities or 4. Becomes economically unfeasible for Lessee to initially construct and/or maintain, Lessee has the right, at its discretion, to remove the structure(s) from the property and terminate this lease as of the date of such removal. If not yet constructed, this lease, and all obligations under it by either party will be considered terminated as of the date of Lessee's notice of termination to Lessor. If lease is terminated as provided for above by Lessee, Lessor will refund to Lessee any unused prepaid rental amounts.

Entire Agreement: This Land Lease Agreement contains the entire understanding between the parties hereto. It is expressly understood that neither the Lessor(s) nor the Lessee is bound by any stipulations, representations, or agreements not printed or written in this Land Lease Agreement. No changes, alterations, modifications, additions, or qualifications to the terms of this Land Lease Agreement shall be made or be binding unless made in writing and signed by all parties hereto. This agreement shall supersede any previous land lease agreement referencing the property described in Exhibit A of this document effective immediately upon the full execution of this document by both parties.

INITIALS

66 

EXHIBIT A
"Leased Premises"

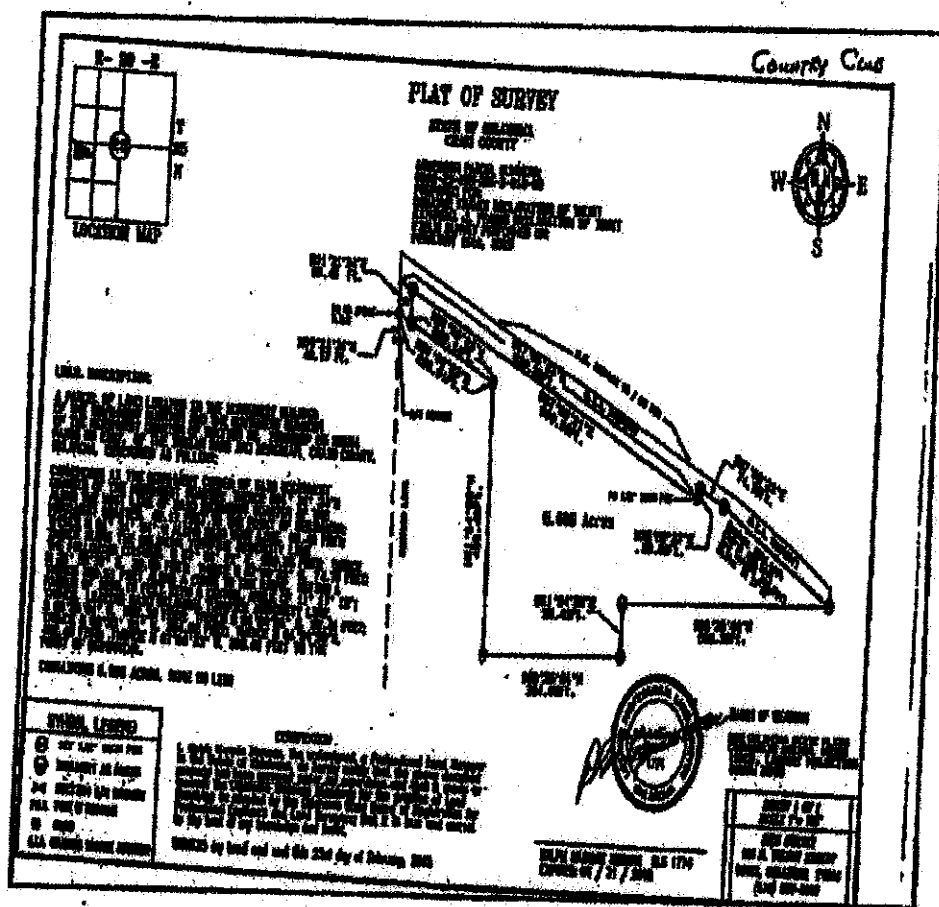
Subject to public streets, easements, right-of-way, mineral exceptions, and reservations, mineral leases, and other encumbrances of record.

A parcel of land located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 23, Township 25 North, Range 20 East, of the Indian Base and Meridian, Craig County, Oklahoma, described as follows: Commencing at the Southwest Corner of said Southwest Quarter of the Northwest Quarter: thence North 01 degree 31 minutes 34 seconds West, along the West line of said Southwest Quarter of the Northwest Quarter, 48.17 feet to the Point of Beginning: Thence North 01 degree 31 minutes 34 seconds West along said West line, 60.46 feet; Thence along the Oklahoma Turnpike Authority line the following courses: South 67 degrees 00 minutes 21 seconds East, 939.35 feet; Thence North 22 degrees 59 minutes 37 seconds East, 20.00 feet; Thence South 67 degrees 00 minutes 23 seconds East, 74.70 feet; Thence 360.51 feet along a curve to the right, having a radius of 1830.10 feet with a central angle of 11 degrees 17 minutes 12 seconds; Thence leaving said Oklahoma Turnpike Authority line, South 88 degrees 35 minutes 01 second West, 588.38 feet; Thence South 01 degree 24 minutes 59 seconds East, 98.41 feet; Thence South 88 degrees 35 minutes 01 second West, 384.62 feet; Thence North 01 degree 24 minutes 59 seconds West, 496.49 feet; Thence North 67 degrees 00 minutes 23 seconds West, 296.61 feet to the Point of Beginning, according to the Plat of Survey prepared by Ralph Marquis Herman on February 23, 2015 (see below)

Parcel 2: Country Club Property

1-2018-188713 Book 0888 Pg. 425
11/02/2018 11:14 am Pg 0415-0427
Fee: \$ 37.00 Doc: \$ 0.00
Tanny Malone - Craig County Clerk
State of Oklahoma

FRANKS (COUNTRY CLUB PROPERTY) - CRAIG CO. 2018
SURVEY PROVIDED



INITIALS *66 [Signature]*

ACKNOWLEDGMENTS

"LESSOR(S)"

Lisa Janine Helm

X _____

Gina Gayle Gammill

Gina Gayle Gammill

Tara Kyle Hargrove

X _____

Address: 437367 E. 320 Rd.
Big Cabin, OK 74332
Phone: 918-244-8838
Email: lisa.helm@me.com

"LESSEE"

**Boyce Investments, LCC dba All American Outdoor
Advertising Company**

Larry Vernon Boyce, member

Larry Vernon Boyce, Member

Kimberly S. Boyce, member

Kimberly S. Boyce, Member

Address: PO Box 3984
Springfield, MO 65808
Phone: 918-782-0700
Fax: 888-685-0255
Email: allamericanbillboards@yahoo.com

NOTARY ACKNOWLEDGMENTS

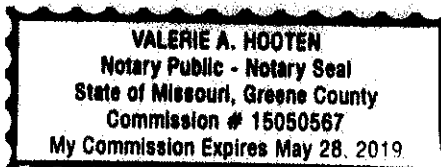
STATE OF Missouri)
)SS.
COUNTY OF Greene)

ON THIS 4th DAY OF December, 2018 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared Larry Vernon Boyce, to me known to be the identical person who subscribed his name and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Valerie A. Hooten
Notary Public

My Commission Expires:
May 28, 2019



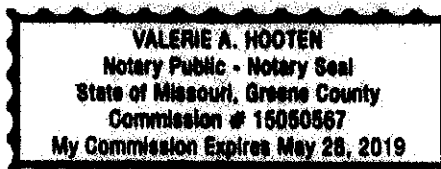
STATE OF Missouri)
)SS.
COUNTY OF Greene)

ON THIS 4th DAY OF December, 2018 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared Kimberly S. Boyce, to me known to be the identical person who subscribed her name and acknowledged to me that she executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Valerie A. Hooten
Notary Public

My Commission Expires:
May 28, 2019



STATE OF _____)
)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared LISA JANINE HELM, to me known to be the identical person who subscribed her name and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires:

NOTARY ACKNOWLEDGMENTS

STATE OF ARKANSAS)
)SS.
COUNTY OF SEBASTIAN)

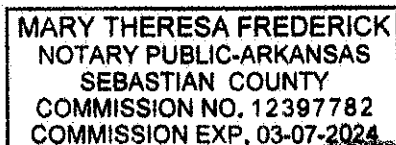
ON THIS 16th DAY OF November, 2018 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared GINA GAYLE GAMMILL, to me known to be the identical person who subscribed her name and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Mary Theresa Frederick
Notary Public

My Commission Expires:

3/7/2024



STATE OF _____)
)SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared TARA KYLE HARGROVE, to me known to be the identical person who subscribed her name and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires:
