

MAR 17 1999
3:33 O'CLOCK P.M.
Tamm Malone County Clerk
By *[Signature]*
1999

ALL AMERICAN OUTDOOR ADVERTISING, INC.
OUTDOOR ADVERTISING LEASE AGREEMENT

This Outdoor Advertising Lease Agreement is executed this 15 day of MAY 1999
by and between All American Outdoor Advertising, Inc. ("Lessee") and John Sedmeyer
("Lessor(s)").

Lessor(s) hereby lease to Lessee a tract of land described on Exhibit "A" hereto (the "Leased Premises") for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Lessor's property surrounding or adjoining the Leased Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth herein.

1. Term. The term of this Lease shall commence on the later of the date first written above or the date of completion of the outdoor advertising structure (the "Structure") on the Leased Premises, including the connection of electric service to the Structure (the "Commencement Date"), and shall continue for a period of ten (10) years from the Commencement Date. Lessor also grants to Lessee an exclusive option to extend the term of this lease for two (2) successive periods of ten (10) years upon the same terms and conditions herein set forth by giving written notice of such renewal at least one hundred and twenty (120) days prior to the expiration of the then current lease term.

2. Consideration. As consideration for the rental of the Leased Premises, easements and rights on the terms provided herein, Lessor shall pay to Lessee the sum of \$ [REDACTED] per month on the first day of each month following the Commencement Date at Lessor's address below or at such address as Lessor may designate in writing from time to time.

3. Construction of Structure. From and after the date first written above, Lessee shall diligently pursue the construction of the Structure, including obtaining all necessary state and local permits and the installation of electric service.

4. Title to Leased Premises; Quiet Enjoyment. Lessor covenants and warrants that Lessor is the sole owner of the Leased Premises and that legal title to the Leased Premises is vested in Lessor. Lessor shall indemnify and hold Lessee harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Leased Premises, and shall at its expense defend Lessee's interests and pay any judgment rendered against Lessee resulting from any such claim. Lessor covenants and warrants that so long as Lessee shall pay the rental as herein provided and perform the other covenants of this Lease, Lessee shall have, hold and enjoy the use of the Leased Premises for the term of this Lease and any extensions thereof. Lessor covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Lessor within a radius of twelve hundred feet (1,200) or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Lessee's Structure, nor to permit any obstruction of the view of Lessee's Structure by other structures such as cellular towers, nor to do or permit any act upon Lessor's property which would adversely affect Lessee's access to or the use and enjoyment of the Leased Premises. Lessee shall have the right, at its expense, to trim trees which might obstruct the visibility of the Structure or signs posted on the Structure.

5. Construction of Improvements by Lessor; Termination. In the event Lessor proposes the construction of a permanent building upon the Leased Premises, or upon the Lessor's property where the location of the Structure would violate any applicable zoning or building set-back requirements from the proposed building, Lessor may terminate this Lease upon ninety (90) days prior written notice which must be accompanied by a copy of Lessor's building permit, a copy of Lessor's building plans showing the

T25N R21E Sec. 20 SW SESE

encroachment of the building upon the Leased Premises, notice of the date construction will commence, and the refund to Lessee of any prepaid rental as of the construction commencement date. Lessee agrees to remove the Structure on or before commencement of actual construction of Lessor's building. Provided, however, that in the event Lessor does not pursue construction of the permanent building for a period of sixty consecutive days, then the notice of termination shall be ineffective and upon tendering to Lessor any previously refunded prepaid rental, Lessee shall have the right, at its option and upon notice to Lessor, to re-enter the Leased Premises to re-erect the outdoor advertising structure. Additionally, at the option of Lessee, Lessee shall have the right to charge Lessor for either the cost of re-erection of the Structure or the amount of monthly advertising revenue generated by the Structure (computed by determining the average monthly revenues generated by advertising placed on the Structure during the preceding twelve month period for each month remaining on this Lease term.

6. Condemnation. In the event that the Leased Premises are condemned by any condemning authority or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Leased Premises and Lessor shall refund to Lessee any prepaid rental as of such date. Lessee shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of the Structure, and for all other losses to which Lessee shall be entitled under applicable law.

7. Ownership of Structure; Removal. Lessee and Lessor acknowledge and agree that the Structure 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 upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Lessee cutting the supports for the Structure at any point six inches below the then existing grade level and returning the Leased Premises to such condition as it was in on the Commencement Date.

8. Insurance. Throughout the term of this Lease 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 Structure. Lessor 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 or its agents, servants and employees.

9. Notice of Default; Cure. In the event that Lessee or Lessor shall default in the performance of any term of this Agreement, the non-defaulting party shall promptly give notice in writing to the defaulting party. In the event that the defaulting party shall fail to cure such default within twenty (20) days of the receipt of written notice of default, the non-defaulting party may, at its election, declare that this Lease is terminated.

10. Notices. Any written notice to be given to Lessee under the terms of this Lease shall be mailed by certified mail, return receipt requested, to All American Outdoor Advertising, Inc., 8702 East 91st Place, Tulsa, Oklahoma 74133, and to Lessor at the address set forth below, or to such other address as Lessee or Lessor may designate in writing.

Lessor

By: John Spilmeyer
John Spilmeyer
 Address: RT 2 Box 75
Vinita OK 74301
256-5774

Lessee

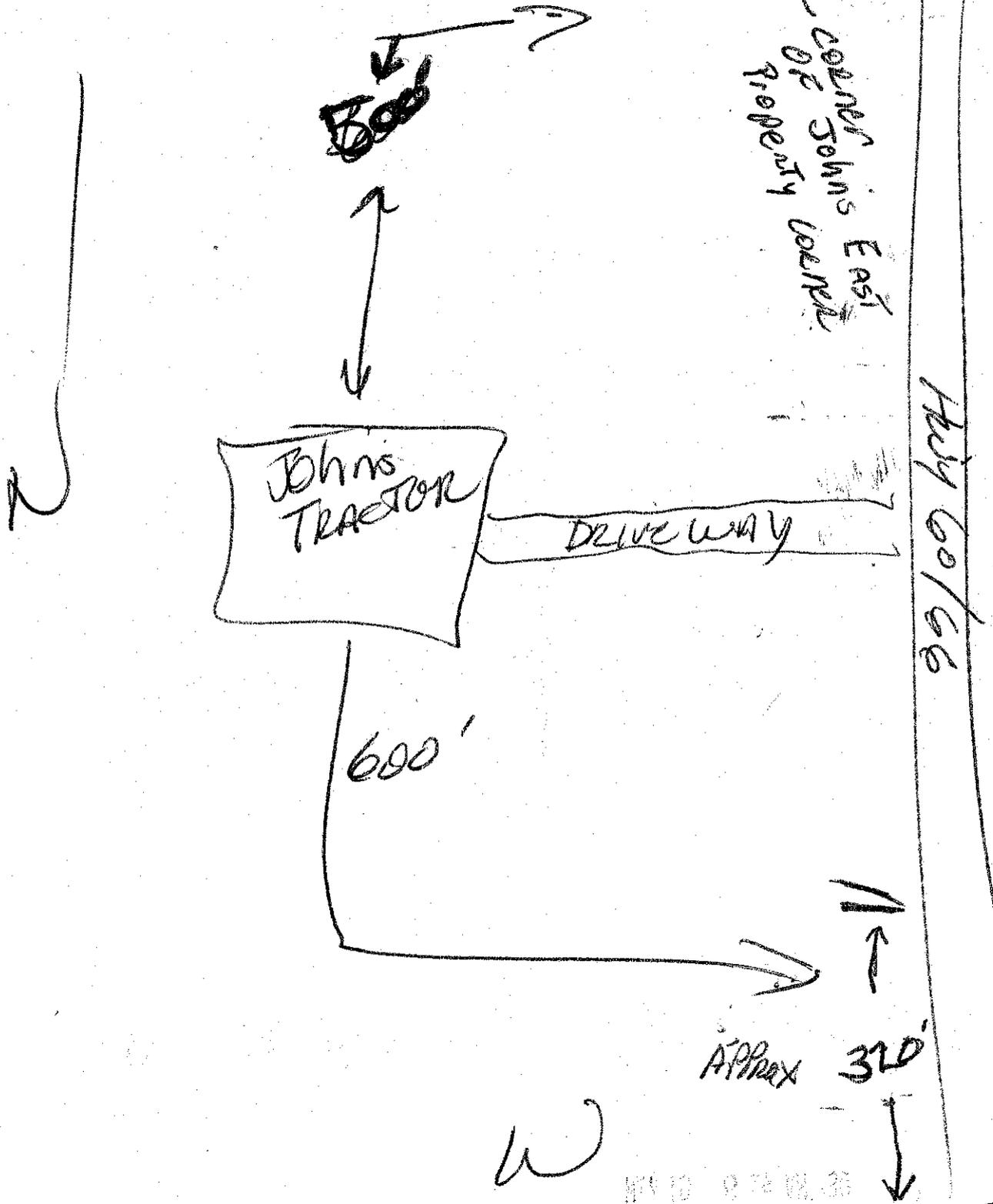
By: Gary L. Johnson
Gary L. Johnson, President

MAY 19 8 15 AM '86

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES

Chamber of Commerce



VINITA



April 26, 2017

Dear Mr. Sellmeyer,

Please find enclosed a land rent check for signs we have on your property. The rent covers the period of May 2017 to May 2018.

Also, let this notification serve as official notice that we intend to exercise the renewal option contained in the executed land lease agreement dated May 15, 1998 between All American Outdoor Advertising, Inc., and John Sellmeyer for an additional 10-year period under the same terms and conditions. The two billboard locations are on US Highway 60 at the location of John's Tractor Works.

Please note: If you have a change in address or if you sell your property please notify us in writing at: All American Outdoor Advertising Company, P.O. Box 3984, Springfield, Missouri 65808.

Please call if you have any questions, 918-782-0700. We appreciate you as a valued landowner with our company!

Kind regards,

Kimberly Boyce
President

Enclosures

All American Outdoor Advertising Co.		80-1873/865	2401
PO Box 3984 Springfield, MO 65808		9/26 2017	
Pay to the Order of	John Sellmeyer	\$	[REDACTED]
Bancorp South 3939 S. Fremont Ave. Springfield, MO 65804 888-797-7711			Dollars
For	Land Rent May 2017-2018		
⑆086518736⑆			2401

ALL AMERICAN
OUTDOOR ADVERTISING COMPANY
P.O. BOX 700 LANGLEY, OK 918-782-0700

May 1, 2007

John Sellmeyer
444904 E. Hwy 60
Vinita, OK 74301

Dear Mr. Sellmeyer,

Please find enclosed a check for the land rent for our (2) two billboard locations on your property. The rent is for May 2007 to May 2008.

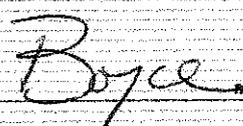
Please note: If you have a change in address or if you sell your property please notify us in writing at: All American Outdoor Advertising Company, P.O. Box 700, Langley, OK 74350.

Additionally, please be advised that All American Outdoor Advertising Company hereby provides notice that we intend to exercise the renewal option contained in the executed land lease dated May 15, 1998 for an additional ten year period under the same terms and conditions. The (2) two billboard locations are on Hwy 60 @ John's Tractor. We appreciate you as land owners!

Kind Regards,


Kimberly Boyce

Encl.

ALL AMERICAN OUTDOOR ADVERTISING CO.		80-1873/865	1216
P.O. BOX 700 PH. 918-782-0700		011106220	
LANGLEY, OK 74350		DATE	5.1.07
PAY TO THE ORDER OF	John Sellmeyer	\$	[REDACTED]
THE SIGNATURE BANK SPRINGFIELD, MO		DOLLARS	
MEMO	May 07 - May 08 billboards		
⑆086518736⑆			1216