### Boyce Investments, LLC Dba All American Outdoor Advertising Company LAND LEASE AGREEMENT

his Outdoor Advertising Land Lease Agreement ("Lease") is executed this day of April, 2004 known as the "Effective Date"; by and between Boyce vestments, LLC Dba All American Outdoor Advertising Company (Lessee), and Jar Properties Inc. (Lesson(s)). In consideration of the mutual covenants ad representations herein contained, Lessor and Lessee agree as follows:

roperty Description: In consideration of the rent provided for in this Lease, Lessor(s) leases to Lessee real property belonging to Lessor(s) located at Hwy 60 1 Craig County in the State of Oklahoma, and more particularly described as follows, (referred to herein as the "Leased Premises") or in the legal description itsched hereto as Exhibit A and made a part hereof. The actual leased property is the mutually agreed upon placement of Lessee's structure with actual round lease area of approximately 20'X36' with airspace rights.

Ise of Property: Lessor(s) hereby leases to Lessee the attached described real estate, Exhibit A (the "Leased Premises") for the purpose of erecting, operating, epairing, improving, modifying, removing and maintaining one (1) stacked, 2 display faces per side, approximately 10'6x36' Advertising Display(s) to be; entired, reflectorized, printed, illuminated, or otherwise, including necessary structures, devices, power poles and connections. Lesson(s) hereby grants to essee, any agent of Lessee, and/or any subcontractor working on behalf of Lessee with the free right of ingress and egress, by all means, over so much of the essee Premises as may be required for the temporary and intermittent staging of maintenance trucks, equipment, and/or personnel for the purpose of erecting, repairing, maintaining, improving, modifying and removing the advertising display, including all necessary utility service, as well as the removal of rush, trees, or obstructions impairing the full use of the ground space for which this Land Lesse Agreement is made. Lessee will not perform service work turing Lesson(s) peck operating hours of 11am-2pm and 5pm-7pm or during any special one day events identified by the Lessor and communicated to the lessee in writing at least 10 days prior to the event.

Sinding Effect: The Lessor(s) represents and warrants that he/she is the owner(s) or the authorized agent of the owner of the Leased Premises described herein a attached hereto and that Lessor(s) has the right and authority to enter into this Lease. It is specifically intended that the rights, benefits, and liabilities created hereunder shall run with the Leased Premises for the term of this lease and are thereby binding upon and inure to the benefit of Lessor(s), Lessee, and their respective heirs, personal representatives, assigns, and successors. This agreement may be assigned by either party. Lessor(s) agrees to notify Lessee of a change or transfer in ownership or control of Leased Premises thirty (30) days in advance of such change. Lessor(s) also agrees to give the new owners formal written notice of the existence of this lease and to deliver a copy thereof to such new owner.

Structure Upkeep and Visual Appeal: The Lessee will be responsible to keep the structure and advertising displays upon the structure in good repair and condition such that they do not become visually unappealing to the public and will conform to all codes and regulations of the city of Vinita, OK. If the structure and/or the advertising upon the structure are not kept in such good repair and condition, the Lesson(s) is to provide written notice to Lessee specifying the exact condition requiring repairs or maintenance and a 60-day cure period to correct the specified problems. If Lessee has not performed the necessary repairs and maintenance specified by Lessor at the end of the 60-day cure period, Lessee will be required to remit to Lessor a penalty fee of \$100.00 per day until the specified repairs and/or maintenance have been done. If the structure is substantially damaged or destroyed by vandalism or an Act of God, said structure will be repaired or removed by the Lessee at Lessee's expense. If structure removal is necessary, any unused, prepaid lease amounts or trade value will be refunded to Lessee by Lesson(s).

Term: The term of this Agreement shall commence on the later of the date first written above known as the "Reflective Date" or the date of completion of both the installation of the LED unit on Lessor's premises and full completion of Lessoe's Advertising Display(s) on the Leased Premises including the connection of electrical services to the Advertising Display(s), and shall continue for a period of ten (10) years from the Commencement Date. Lessoe will have an option to extend this term for an additional neuro of fifteen (15) years, Lessoe will provide Lessor written notification of the intent to extend this lesso at least 50 days for extend this term for an additional neuro of fifteen (15) years, Lessoe will provide to Lessor, at Lessoe's discretion, compensation in the form of an prior to the expiration of the initial term. During the extended term, Lessoe will provide to Lessor, at Lessoe's discretion, compensation in the form of an electronic message center with upgraded technology or an annual lease payment of \$ 2,400 adjusted for cost of living at 3% annually beginning August 1, 2004

Consideration: As full consideration for the rental of the Leased Premises, easements and rights on the terms provided herein and for the full initial lease term described above as ten (10) years, Lessee agrees to provide to Lessor(s) and (1) and

Notice of Default; Cure: In the event that Lessor(s) or Lessee shall default in the performance of any term of this Agreement, the non-defaulting party agrees to notify the defaulting party in writing of any delinquencies, and agrees to grant at least a thirty (30) day grace period for the defaulting party to correct said delinquencies. The grace period will begin on the date of receipt of certified notification by the defaulting party.

Advertising Restrictions: Lessee will not place advertising copy on the Lessed Premises that competes with the Lessor(s)'s on-site business use, identified as fast food restaurant. In the event Lessor(s)'s on-site business use changes during this Land Lesse Agreement, Lessor(s) shall notify Lessee of said change and Lessee shall be permitted to honor any existing advertising contracts for the duration of the contract. Lessee agrees not to place any advertising copy on the Lessed Premises that promotes the following: adult entertainment (topless clubs, adult bookstores, etc.), tobacco, socially or politically sensitive issues.

Notices: Lessor(s) and Lessee agrees any written notice is to be mailed by certified mail. return receipt requested, at the address set forth below, or to such other address as Lessor or Lessee may designate in writing from time to time.

Lessors Initials 1 15-04

Lessees Initials

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Juiet Enjoyment: The Lesson(s) covenants and agrees that Lesson(s) shall not install, or permit to be installed, any structure nor allow any trees or other objects of 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 to the xtent that the Lesson(s) has legal control over such items and Lessee shall have the right to remove any object or trim any trees that my obstruct the view of essee's advertising display. The "Lessee's" advertising display is to be constructed with the bottom of the lower display to be above the existing gas canopy uch as not to impair visibility of the current Subway on-premises sign Some portions of the structure including the catwalk and skirting will be even with or bove the existing gas canopy. Lessor and Lessee agree that renovation/expansion of the existing business building or construction of a new building to eplace the existing building on the property will not constitute a visibility violation under this lease provided the renovation/expansion or reconstruction does not block or interfere with the visibility of the Lessee's structure as viewed from the roadway that it is orientated to.

f Lessor is forced to remove the current Subway sign for reasons beyond his control, the Lessor may replace said sign anywhere on the Lessor's property in such a way that is most advantageous to the Lessor's business on that property. Prior to any relocation, Lessor agrees to notify Lessee in writing of the equirement to relocate the Subway sign and will review with Lessee the documentation requiring the relocation. Lessee and Lessor agree that if relocation of the existing Subway sign is mandated, both parties will work together to determine the most mutually beneficial relocation site for the sign serving both the pest needs of Lessor's business and preserving the visibility of Lessee's advertising structure from the roadway it is orientated to.

Ownership of Display; Removal: Lesson(s) and Lessee acknowledge and agree that the Advertising Structure, improvements, all materials and equipment placed upon the Leased Premises by Lessee including the LED unit provided herein as "consideration" 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 within 90 days.

Condemnation: In the event that the Leased Premises are condemned by any condemning authority or sold under threat of condemnation by any condemning authority, Land lease payments under this agreement shall terminate as of the date that such condemning authority possession of the Leased Premises and Lessor(s) 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 Display, and for all other losses to which Lessee shall be entitled under applicable law.

Taxes / Utilities: Lessor 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. All utility costs associated with the operation of the LED unit on Lessor's on premises sign will be the responsibility of the Lessor.

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. Lessee agrees to hold Lesson(s) harmless from any and all claims or demands caused by or resulting from any negligent or willful act of Lessee or its agents, servants and employees that are in any way related to Lessee's structure, and/or any advertising placed upon that structure. Lessee will also add Lessor as additional insured on Lessee's Liability policy and provide Lessor Certificate of Insurance referencing the addition upon full execution of this lease.

Governmental Approval: Lessee's obligations under this Land Lease Agreement are contingent upon Lessee obtaining and maintaining the necessary governmental approvals and permits for Lessee's advertising structure as well as any necessary approvals for initial installation of the LED sign. All costs and expenses associated with obtaining said approvals and permits shall be borne by Lessee and Lessor(s) shall cooperate fully with the Lessee and shall execute only those instruments deemed mandatory by federal, state or local governing bodies associated with the obtaining and maintaining of said approvals and permits. Any permitting that becomes necessary for the LED sign following initial installation will be the responsibility of the Lessor. Lessee will be responsible for maintaining and any future permitting required of Lessee's advertising structure.

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 Courts of, either Mayes County, Oklahoma or Craig County, Oklahoma.

Entire Agreement: This Land Lease Agreement contains the entire understanding between the parties hereto. It is expressly understood that neither the Lesson(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, 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.

Lessors Initials P 4-15-04

Lessees Initial

#### EXHIBIT A "LEASED PREMISES"

A portion of ground space approximately 20ft X 36ft with airspace rights extending above the leased ground space for the billboard with approximate placement identified on the attached Plat of Survey form identified as Exhibit B. The leased ground space is a portion of the following legal description

The angle leased premises is in the Western 20ft. x 36ft. of the North West corner of a tract of land in the S/2 SE/4 NE/4 of Section 22, Township 25 North, Range 20 East, Craig County, Oklahoma and being more fully described as follows: Commencing at the SE corner of said S/2 SE/4 NE/4; thence North along the East line of the S/2 SE/4 NE/4, 161.8 feet to a point on the South right-of-way line of Highway 66; thence N 66 degrees 07' W along said South right-of-way line, 27.34 feet to the point of beginning, Thence N 66 degrees 07' W, 175.0 feet, thence S 00 degrees 27' E, 164.63 feet, thence S 66 degrees 07' E, 175.0 feet; thence N 00 degrees 27' W, 164.63 feet to the point of beginning and containing 0.60 acres, more or less.

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Additional Terms: Lessee will remove and dispose of existing	ng sign poles in North West corner of property at Lessee expense, per Lessor(s) request.
Lessor(s) & Lessee Initials 4-15-04  "LESSOR"  BY:  ITS: Lessed Initials 12  H-15-04	Boyce Investments, LLC dba All Merican Outdoor Advertising Company  ITS:
SS# or Tax ID#	
BY:	
TTS:	
Address: 2908 W. 127 <sup>h</sup> Street Leawood, KS 66209	Address: P.O. Box 700 Langley, OK. 74350
Phone: 913-469-1501	Phone: 918-782-0700

Faxsimile: 913-469-0670

Faxsimile: 417-865-9237

#### NOTARY PUBLIC PAGE

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(	COURTY OF A SAM
4 1	ON THIS DAY OF 2003 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared 2005, 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.
	Circle A. Huntwal
	Notary Public
	My Commission Expires:
	4-15 6-21-07
	CINDI A. HUFFMAN  Wy Aopt. Esp. 6-21-0-7
	STATE OF MISSOURI )SS.
	ON THIS 24th DAY OF March 2006 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County Vernon Boyce to me known to be the identical person who
	ON THIS 24th DAY OF March 2008 BEFORE ME, THE UNDERSIGNED, A Notary Public, in and for the County and State aforesaid, personally appeared L. 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
	subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged to me that he subscribed his name and acknowledged his name and acknow
	Given under my hand and seal the day and year last above written.  Shristina Thillips
	Notary Public
	My Commission Expires:
	CHRISTINA PHILLIPS Notary Public
	Christian County State of Missouri My Commission Expires Oct. 21, 2007
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