

STATE OF LOUISIANA

PARISH OF ORLEANS

LEASE EXTRACT

This extract represents Lease No. 142(1255), dated June 30, 2000 by and between R & S Auto Service, Inc. ("Lessor"), and Infinity Outdoor, Inc. ("Lessee"). The term "Lessee," as used hereinafter, shall include Infinity Outdoor, Inc., and/or its successors and assigns.

This lease was executed on AUGUST 4, 2000 for a term of 5 (years) beginning ~~on the expiration of this Lease or a renewal period, without the execution~~ of a new lease by Lessor and Lessee, **INFINITY OUTDOOR** shall become a tenant from month to month of the Premises, or part thereof, under all the terms, conditions, provisions and obligations of this lease and such month-to-month tenancy may be terminated by either Lessor or Lessee upon thirty (30) days prior written notice.

Lessor, as owner or agent of the owner, has agreed to lease to Lessee the following premises: 519 N. Hagan (500 N. Jeff. Davis Pkwy.), (street address or other description of property as contained in the lease) in the Parish of Orleans, State of Louisiana. Such lease shall be for that portion of the aforementioned premises necessary to maintain outdoor advertising structure with sufficient access to allow Lessee to service and maintain such structure.

This Lease Extract is an extract pursuant to Louisiana Revised Statute 9:2721.1 and is for public notice to third parties and recordation purposes only. This Lease Extract shall in no way effect the terms or conditions of the actual lease which this document represents.

This Lease Extract, executed 4 day of August, 2000.

Lessee: INFINITY OUTDOOR ADVERTISING

Lessor : R & S Auto Service, Inc.

Approved By:


General Manager


Signature

519 N. Hagan
New Orleans, LA 70119

expiration of this Lease or a renewal period, without the execution of a new lease by Lessor and Lessee, INFINITY OUTDOOR shall become a tenant from month to month of the Premises, or part thereof, under all the terms, conditions, provisions and obligations of this lease and such month-to-month tenancy may be terminated by either the Lessor or Lessee upon thirty (30) days prior written notice.

~~One Thousand Two Hundred (\$1,200.00) Dollars, payable monthly,~~
of Lessee.

4. Property. As between Lessor and Lessee and all third parties, the structure(s), attachments and appurtenances thereto, as well as any other equipment and materials presently located on the premises described above, as well as any structure(s), attachments and appurtenances thereto, and any equipment and materials which may be placed upon the premises by Lessee shall remain the property of Lessee, and Lessee is granted the right to remove same from Lessor's premises within a reasonable period of time after the expiration or termination of this Lease or any renewal thereof.

5. Hold Harmless. Lessee shall save (hold) the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or other employed in the construction, maintenance, repair or removal of its signs on the premises.

6. Condemnation. In the event condemnation or direct purchase sale to a governmental agency while this lease is operative, Lessee agrees to make no claim to any proceeds due Lessor as a result of the condemnation, but retains a right to pursue compensation due it as a result of taking and Lessor agrees to take no action inconsistent with Lessee's rights herein stated.

7. Cancellation of Lease. Lessee - If the view of the premises or advertising sign or signs erected thereon is partially or wholly obstructed, or their advertising value impaired or diminished by reduced vehicular circulation, or the use of such signs is prevented or restricted by law, or if such activity becomes unprofitable within the sole judgement of Lessee, the Lessee may terminate this Lease by giving Lessor 30 days advance written notice of such termination. Lessor shall thereupon return to Lessee any rent paid in advance for the cancelled portion of the term.

~~Lessor-Lessor shall have the right to terminate this lease at any time during the term hereof if the Lessor is to improve the premises by permanent construction or remodeling requiring the removal of Lessee's sign structures. Lessee shall remove its signs within ninety (90) days after receipt of a copy of the applicable building permit and all rental shall be prorated. Lessor agrees to cooperate with Lessee to allow removal of the structure to another part of the premises, upon the same terms and conditions of the original lease herein.~~

8. Lessor's Representation. Unless specifically stated otherwise herein, the Lessor represents and warrants that Lessor is either the owner or the agent of the owner of the premises above described, has full authority to make this lease and covenants that Lessor will not permit any adjoining premises, owned or controlled by Lessor, to be used for advertising purposes or permit Lessee's signs to be obstructed. In the event of sale, donation, expropriation or other transfer or alienation of the property described herein above, Lessor agrees to promptly (within 15 calendar days) give Lessee written notice of such transfer or ownership and to deliver to Lessor's transferee written notice of the existence of this lease and a copy hereof. All subsequent owners are subject to the existing lease. Should Lessor fail to give such notice to Lessee or Lessor's transferee, Lessor specifically agrees to hold Lessee harmless from any and all claims, actions, suits, proceedings, costs, expenses, damages, liabilities and attorney's fees resulting from or arising out of or connected with such failure to give notice. Lessor shall not assign its interest under this lease or any part thereof except to a party who purchases the underlying fee title to the premises; and Lessee shall not assign its interest under this Lease or any part thereof except to a party who purchases title to the subject sign structure(s); provided however, this sentence shall not preclude a collateral assignment of Lessor's or Lessee's interest under this Lease to a lender as part of a bona fide loan transaction.

Accepted this 4 day of August 2010

Infinity Outdoor Advertising
Approved by [Signature]
Its General Manager

Lessor: R & S Auto Service, Inc.

By: [Signature]
Signature

519 N. Hagan
New Orleans, LA 70119
Soc. Sec. Or Fed. Id#

~~_____~~

INFINITY OUTDOOR LEASE AGREEMENT

8001 Townsend Place, New Orleans, LA 70126 (504)246-0500

LEASE NO. 142(1255)

Agreement made **June 30, 2000**, by and between: **R & S Auto Service, Inc.** ("Lessor"), and **Infinity Outdoor** ("Lessee"). The term "Lessee," as used hereinafter, shall include Infinity Outdoor, and/or its successors and assigns.

1. Premises. The Lessor, as owner or agent of the owner, of the following premises: Street Address: **519 N. Hagan (500 N. Jeff. Davis Pkwy.)**, City of **New Orleans**, in the Parish of **Orleans**, State of **Louisiana**, does hereby lease and grant exclusively to the Lessee, that portion of the premises necessary to maintain (1) outdoor advertising structure with sufficient access to allow Lessee to maintain such structure.

2. Term. This lease shall be for a term of **(5) years** beginning on **November 1, 2000**. After the expiration of this Lease or a renewal period, without the execution of a new lease by Lessor and Lessee, INFINITY OUTDOOR shall become a tenant from month to month of the Premises, or part thereof, under all the terms, conditions, provisions and obligations of this lease and such month-to-month tenancy may be terminated by the Lessor or Lessee upon thirty (30) days prior written notice.

~~the Lessor or Lessee~~ **One Thousand Two Hundred (\$1,200.00) Dollars**, payable monthly, by the Lessor or Lessee.

4. Property. As between Lessor and Lessee and all third parties, the structure(s), attachments and appurtenances thereto, as well as any other equipment and materials presently located on the premises described above, as well as any structure(s), attachments and appurtenances thereto, and any equipment and materials which may be placed upon the premises by Lessee shall remain the property of Lessee, and Lessee is granted the right to remove same from Lessor's premises within a reasonable period of time after the expiration or termination of this Lease or any renewal thereof.

5. Hold Harmless. Lessee shall save (hold) the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or other employed in the construction, maintenance, repair or removal of its signs on the premises.

6. Condemnation. In the event condemnation or direct purchase sale to a governmental agency while this lease is operative, Lessee agrees to make no claim to any proceeds due Lessor as a result of the condemnation, but retains a right to pursue compensation due it as a result of taking and Lessor agrees to take no action inconsistent with Lessee's rights herein stated.

7. Cancellation of Lease. Lessee - If the view of the premises or advertising sign or signs erected thereon is partially or wholly obstructed, or their advertising value impaired or diminished by reduced vehicular circulation, or the use of such signs is prevented or restricted by law, or if such activity becomes unprofitable within the sole judgement of Lessee, the Lessee may terminate this Lease by giving Lessor 30 days advance written notice of such termination. Lessor shall thereupon return to Lessee any rent paid in advance for the cancelled portion of the term.

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