

BILLBOARD LEASE

THIS LEASE AGREEMENT ("Lease"), is made this 24th day of August, 2017, (the "Lease Execution Date") by and between: **INTERNATIONAL OUTDOOR, INC.**, a Michigan Corporation having a corporate headquarters located at 28423 Orchard Lake Road, Suite 200, Farmington Hills, MI 48334 (hereinafter referred to as "**LESSEE**") and **POLKER PROPERTIES, LLC**, a Michigan limited liability company having a corporate headquarters located at 1601 Star Batt Dr., Rochester Hills, MI 48309-3706 (hereinafter referred to as "**LESSOR**") on the following terms and conditions:

- 1. LEASED PREMISES** - **LESSOR** hereby leases to **LESSEE**, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction of an outdoor advertising structure/billboard with two faces and measuring at least 14' X 48' per face (672 square feet/face, not including any extensions), including necessary structures, advertising devices, utility service, power poles, communications devices and connections ("**Sign**"), with the right of access to and egress from the Sign by **LESSEE'S** employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the Sign, and to modify the Sign, including changeable copy faces or electronic digital faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in **LESSEE'S** use of the Sign. **LESSOR** hereby authorizes **LESSEE** to apply to the local municipality or any other governmental agency as may be required for any such permits, licenses, variance, or other approvals on **LESSEE'S** behalf without further consent or authorization from **LESSOR**. If **LESSEE** is unable to obtain said permits, licenses, variance, or other approvals required for the operation of the Sign (the "**Approvals**") and **LESSEE**, in its sole and absolute discretion, determines not to further pursue these local municipal or other governmental approvals, then this Lease shall become void and shall terminate upon written notice to **LESSOR**. If at any time between the Lease Execution Date (defined above) and the issuance of the Approvals required for the operation of the Sign there exists a span of Ninety (90) consecutive days whereby **LESSEE** is not actively pursuing the Approvals, this Lease shall automatically terminate. Active pursuit of the Approvals shall include good faith activity by **LESSEE**, including: (a) a pending application for building permit; (b) a pending appeal to the local Board of Zoning Appeals (or equivalent appellate body thereof); or (c) a pending case before any State or Federal court seeking Approvals or modification to the municipal ordinance.

The "Leased Premises" (See Exhibit A) are a portion of the property located in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described as:

Legal Description: LOTS 20 AND 21, INDUSTROPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 168, PAGE(S) 14 AND 15, OF PLATS, OAKLAND COUNTY RECORDS.

Parcel I.D.: 70-15-28-177-032

Commonly known as: **1601 STAR BATT DR., ROCHESTER HILLS, MI 48309-3706**

- 2. TERM** - This first term of the Lease shall be for a term of ten (10) years, beginning and ending as set forth in this agreement (subject to any extension options hereunder), at the yearly rental set forth below.

As used in this Lease, the "Advertising Date" shall mean the first day on which all of the following conditions have been satisfied: (a) the **LESSEE'S** sign structure has been fully constructed on the Leased Premises, (b) all utilities, including electric, have been connected to the sign structure and are fully operational, and (c) **LESSEE** has obtained all necessary permits and licenses to erect and operate the sign structure(s) and display(s) and advertise on the Leased Premises and such permits and licenses are satisfactory to **LESSEE**. **LESSEE** shall notify **LESSOR** in writing of the Advertising Date promptly after such date is determined. **LESSOR** acknowledges that it may be necessary for **LESSEE** to initiate litigation with the local municipality in order to obtain permits and licenses that are satisfactory to **LESSEE** and that **LESSOR** shall not have the right to terminate this Lease in the event **LESSEE** initiates any such litigation. **LESSEE** shall not name **LESSOR** as a party to any such litigation unless **LESSOR** is a necessary party. However, **LESSOR** agrees to if **LESSOR** is a necessary party, **LESSEE** shall indemnify **LESSOR** for any costs associated with any such litigation. As used in this Lease, the "Lease Execution Date" shall mean the date the parties execute the Lease.

Notwithstanding anything to the contrary, if a building permit is issued by the local municipality to construct the Sign, the Advertising Date shall be the earlier of (a) the satisfaction of conditions 2(a) - 2(c) above, or (b) on the One Hundred Eighty-First (181st) day after the date of the building permit.

ordinances, regulations, requirements of any city, county, state or federal governmental authorities, including, without limitation, departments of housing, building, fire, labor, health, or other municipal departments.

WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

LESSOR: POLKER PROPERTIES, LLC

 9-25-2017

By: Arthur P. Polker
Its: Manager

LESSEE: INTERNATIONAL OUTDOOR, INC.

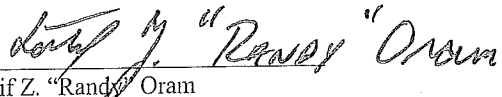
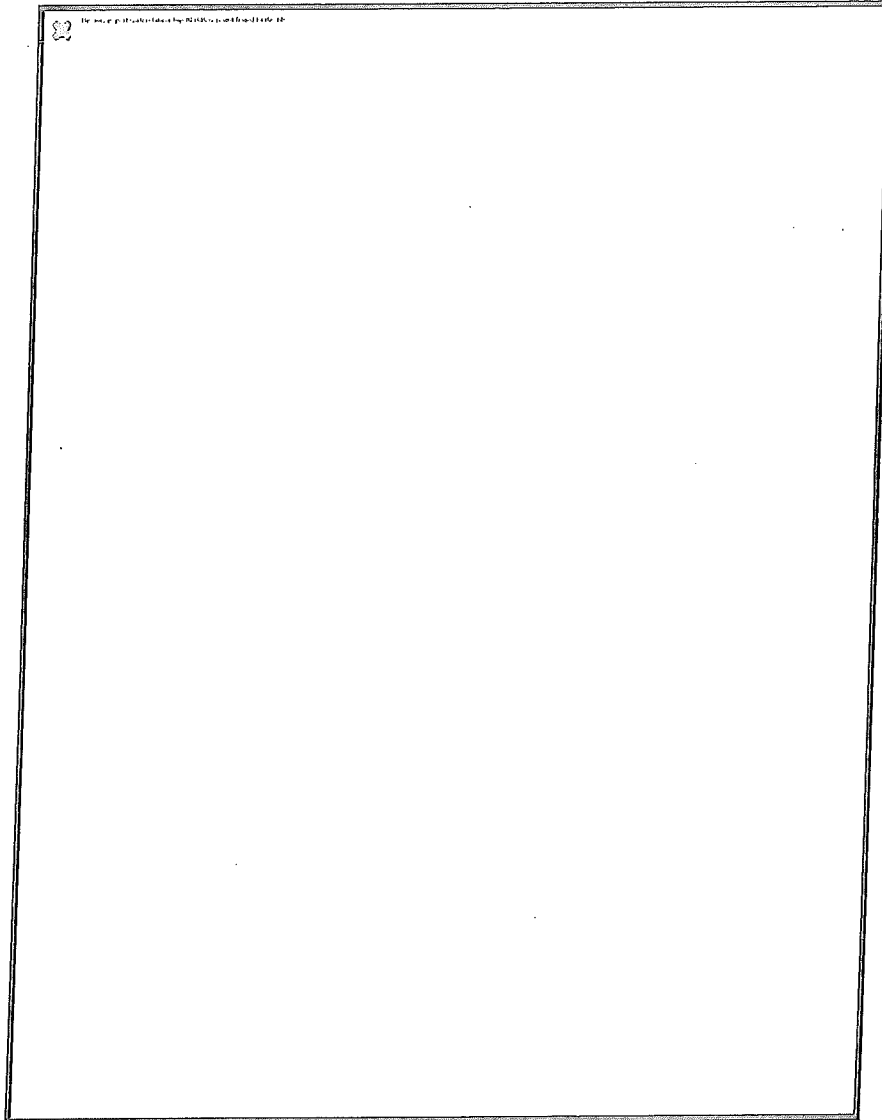

By: Latif Z. "Randy" Oram
Its: President

EXHIBIT A

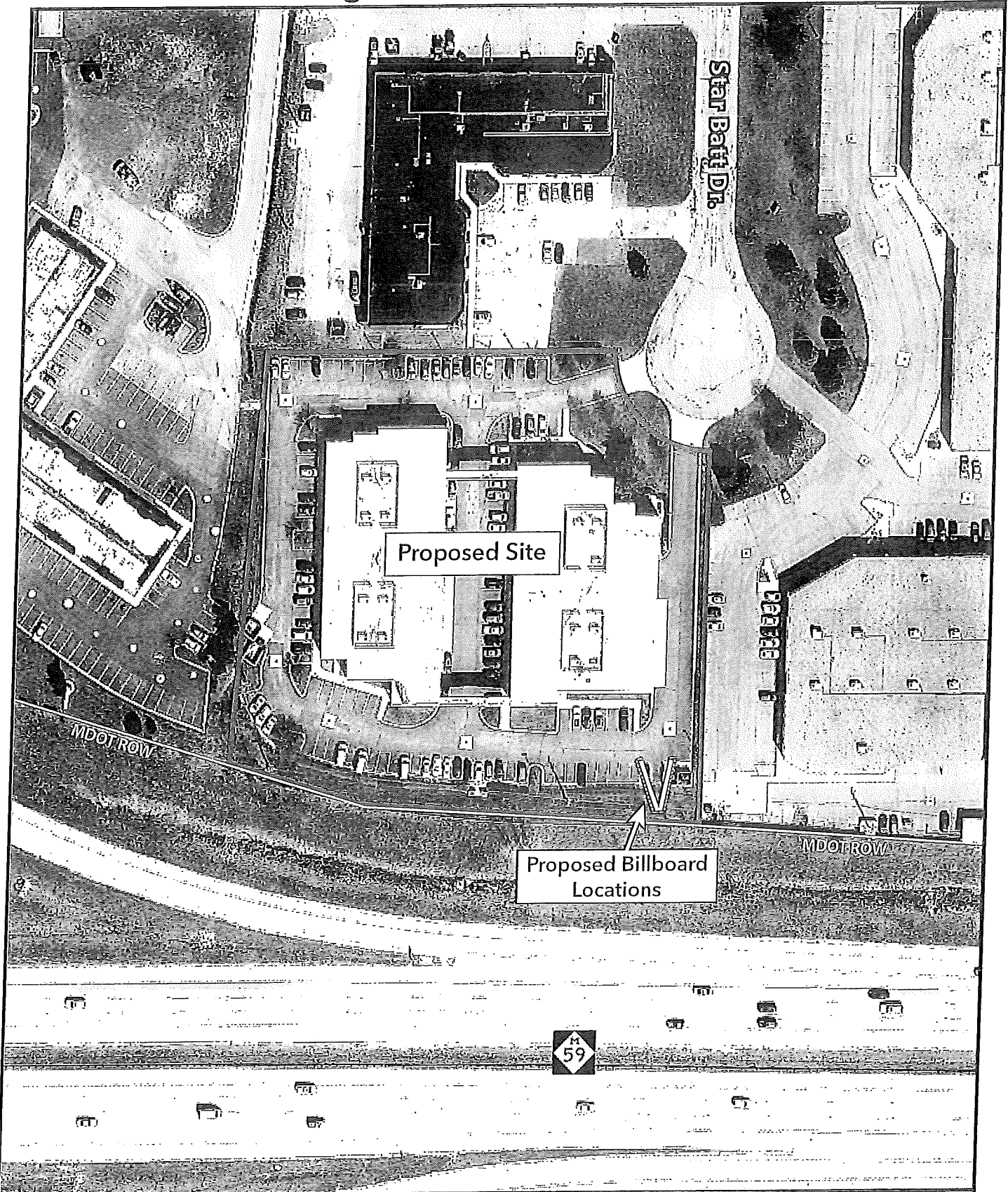
DESCRIPTON OF LEASED PREMISES









Parcel ID #: 70-15-28-177-032

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Polker Design Services 1601 Star Batt Drive



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND
CONSULTING ENGINEERS
 INCORPORATED
 L. Brooks Patterson
 Oakland County Executive

Date Created: 7/18/2017

 NORTH
 1 inch = 100 feet