

patrick

REAL ESTATE LEASE

LEASE # 01283

FORM G 1/87

patrick

ADDENDUM

1. Lease payment will be \$6,000 per year for the first two (2) years. Thereafter, the rent will be increased according to the previous years Consumer Price Index average (CPI), not to exceed 12% on any given year, but to be increased no less than 4% each successive year.
2. The first years lease rent will be paid no later than 10 days after signing of this agreement, with the term of the lease (15 years) beginning 120 days after the signing or upon completion of the structure whichever comes first. The lease rent for years following the first year will be paid within 10 days of each anniversary date of the lease, such anniversary date being the date during successive years corresponding to the date during the first year on which the 15 year term begins. *ANY PAYMENTS PAID AFTER DUE DATE WILL INCURE LATE FEE OF 5% PER MONTH UNTIL PAID PLUS APPLICABLE FEES ETC FOR COLLECTION PURPOSES.*
3. It is also agreed and understood that if lessee is unable to obtain applicable permits for the erection of such stated signs or if for any reason a suitable site for erection cannot be agreed upon, then this agreement can be terminated and all lease rents paid to the lessor will be returned to the lessee with interest on the date of termination of the lease. *ANSWER PRIME*
4. The lessor also agrees to give Patrick Media Group the first opportunity to negotiate for the lease of any other properties under his control on U.S. Highway 280, if said properties are leased for outdoor advertising displays.

Accepted: Patrick Media Group, Inc. Lessor:

By:

Title:

Date:

Bill Brand

VP/om

7/12/87

David F. Byers

David F. Byers
300 Cahaba Park South, Suite 112
Birmingham, Alabama 35243

Date:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 13 AM 10:17

Thomas A. Shuler, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 60.50
2. Reg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 66.50