

VISUAL DISPLAYS, INC.  
Post Office Box 165  
SYLACAUGA, ALABAMA 35150

Received \$10.00  
to send this lease cash  
X [Signature]

Ground Lease No. \_\_\_\_\_

AGREEMENT of lease made this 25<sup>th</sup> day of MARCH, 1995 by and between REBA GARDNER as Lessor and VISUAL DISPLAYS, INC., as Lessee.

WITNESSETH:

The Lessor does hereby lease and demise to the Lessee, the entire plot or premises described as follows:

ASIGN LOCATION AT 2140 US 280 HWY HARPSVILLE AL 35078 - TO  
LOCATE ON THE NORTH WEST CORNER OF ROAD 1995-07792

03/27/1995  
03:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 8.50

in the City of WESTOVER AL

for the term of 10 YRS years, beginning on the 25<sup>th</sup> day of MARCH, 1995 and ending on the 25 day of MARCH, 2005 at the yearly rental of FIVE hundred + NO/100 Dollars (\$ 500.00 ) payable in equal ANNUAL installments at the office of the Lessee with the right to the Lessee to extend this lease from year to year upon the same terms and conditions, the total of such extensions, however, not to exceed five years; such right of extension to be exercised by giving written notice thereof to the Lessor either by delivering the same to him personally, or by mailing the same addressed to him at his place of address shown below, or such other address as the Lessor may hereinafter in writing specify, at any time during the last sixty (60) days of the year next preceding the year for which such right of extension is exercised.

The Lessee shall have the right to erect, place and maintain advertising sign structures and equipment therefor on the demised premises and post, paint, illuminate and maintain advertisements on such structures, and may use the demised premises for storage purposes. All structures, equipment and materials placed upon the said premises by the Lessee shall always remain the personal property of, and may be removed by the Lessee at any time prior to or within a reasonable time after the expiration of the term hereof or any extension thereof.

If at any time (a) the signs or structures of the Lessee on the demised premises shall be or become entirely or partially obscured or destroyed; or (b) the same premises shall be or become unsafe for the maintenance of the Lessee's structures thereon, or unable to support such structures; or (c) the value of the said location for advertising purposes shall be or become diminished; or (d) there be a temporary or permanent diversion of traffic from the street or streets adjacent to, or leading to or past, the said premises, or a change in the direction of traffic on such street or streets; or (e) the Lessee be unable to obtain from the authorities having jurisdiction any necessary permit for the erection or maintenance of such sign or signs (of special or standard size, design and construction) as the Lessee may desire to construct or maintain for the purpose of its business; or (f) the Lessee be prevented by any present or future law or ordinance, or by the authorities having jurisdiction, from constructing or maintaining on said premises such signs (of special or standard size, design and construction), as the Lessee may so desire to construct or maintain — then and in such event, at the option of the Lessee, this lease shall terminate on fifteen (15) days' notice in writing to the Lessor, by registered mail addressed to him at his address shown below, or such other address as the Lessor may hereafter in writing specify, and the Lessor agrees thereupon to return to the Lessee any rent paid in advance for the unexpired term; provided, however, that if the conditions described in (a), (b), (c), and (d) hereof, or any of them, shall at any time temporarily exist, then the Lessee shall at its option, in lieu of such termination of this lease, be entitled to an abatement of the rent payable hereunder, for and during the period of the existence of such conditions, or any of them, and to the return of any rent paid in advance for the period of such abatement.

The Lessor represents and warrants that he is the owner of the premises above described and has authority to make this lease and covenants that he will not permit any adjoining premises, owned or controlled by him, to be used for advertising purposes or permit Lessee's signs to be obstructed.

It is expressly understood that neither the Lessor nor the Lessee is bound by any stipulations, representations or agreements not printed or written in this lease. This lease shall inure to the benefit of and be binding upon the personal representatives, successors and assigns of the parties hereto.

VISUAL DISPLAYS, INC.

Lessor Reba Gardner (L.S.)

By: [Signature]

MIKE GARDNER

Address P.O. Box 127 Westover AL 35185

[Signature]

LINDELL BATES

Ground Lease No. \_\_\_\_\_

To Whom it May Concern:

I have leased the premises located at 2140 US 280 the 03/27/1995-07792 City of Westover DISPLAYS, INC. for advertising purposes.

03:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 8.50

Address \_\_\_\_\_

Inst # 1995-07792