

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

### SIGN LICENSE AGREEMENT

This **SIGN LICENSE AGREEMENT** (this "Agreement") made this 4TH day of March, 2003, between SportsFirst, Inc., an Alabama corporation ("SportsFirst") and Mirage Properties, L.L.C., a limited liability company ("Mirage").

#### RECITALS

Whereas, SportsFirst is the owner of certain property located in Shelby County, Alabama, as more particularly described on Exhibit "A" hereto.

Whereas, Mirage is purchasing other property from Baptist Health System, Inc., an Alabama non-profit corporation and the corporate parent of SportsFirst ("BHS"), which adjoins the property described on Exhibit "A".

Whereas, BHS presently has on the property described in Exhibit "A" a sign used to advertise the office building on the property being purchased by Mirage, and the ownership of said sign is being transferred from BHS to Mirage so that Mirage may continue to use the sign to advertise the property purchased by Mirage from BHS.

Whereas, Mirage desires to acquire a permissive license over a portion of the SportsFirst property described on Exhibit "A" for the purpose of advertising the building and tenants using the building sold by BHS to Mirage.

Now, therefore, in consideration of the premises, and mutual covenants herein contained, the parties hereby agree as follows:

1. SportsFirst does hereby grant unto Mirage a non-exclusive license over and across that portion of the SportsFirst property which is more particularly described on Exhibit "B" attached hereto and incorporated here by reference (the "License Area").
2. Said license shall allow Mirage ingress and egress for the purpose of maintaining, and/or replacing signage for Mirage's adjoining property as well as to provide electrical service to and from the sign within the above described License Area.
3. (a) Notwithstanding any license rights granted Mirage herein, SportsFirst, together with its successors and assigns, shall also have the right to use the License Area, including but not limited to granting other licenses, so long as it does not block the view of the sign used by



In witness whereof, the parties hereto have executed, or have caused to be executed by and through their respective, duly-authorized representatives, this Agreement on the day and year first above written.

**GRANTOR:**

**MIRAGE PROPERTIES, L.L.C.**

An Alabama Limited Liability Company

By: *Steve Issis*

Title: *Managing Member*

State of Alabama )  
County of *Telfer* )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as managing member of the Mirage Properties, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN UNDER MY HAND THIS THE 4 DAY OF MARCH, 2003.

*M C W*  
Notary Public

My Commission Expires:                       
My Commission Expires May 21, 2004

**GRANTEE:**

**SPORTSFIRST, INC.**  
An Alabama Corporation

By: *[Signature]*

Title: *President, SportsFirst, Inc*

State of Alabama )  
County of *Jefferson* )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that *Bruce Govin*, whose name as *President* of SportsFirst, Inc., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE *4th* DAY OF MARCH, 2003.

*Cherie Rose*  
Notary Public

My Commission Expires: *08/25/06*.

Exhibit "A"

Commence at the Southwest corner Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and run in an Easterly direction along the South line of said Section a distance of 1336.01 feet to a 1- $\frac{1}{2}$ " open pipe at the Southwest corner of the Southeast quarter of the Southwest  $\frac{1}{4}$  of said Section 32, said point being the Point of Beginning of the herein described parcel; thence deflect an angle to the left of 132°49'41" and run in a Northwesterly direction a distance of 102.14 feet; thence turn an interior angle of 185°01'08" and run to the left in a Northwesterly direction a distance of 112.31 feet; thence turn an interior angle of 176°02'57" and run to the right in a Northwesterly direction a distance of 102.30 feet; thence turn an interior angle of 106°17'55" and run to the right in a Northeasterly direction 276.15 feet; thence turn an interior angle of 175°00'09" and run to the right in a Northeasterly direction a distance of 226.42 feet; thence turn an interior angle of 94°23'04" and run to the right in a Southeasterly direction a distance of 57.56 feet; thence turn an interior angle of 265°36'56" and run to the left in a Northeasterly direction a distance of 174.46 feet to a point on the Southwesterly right-of-way of U.S. Highway 280, also being a point on a curve; thence turn an interior angle of 90°32'33" to tangent and run to the right in a Southeasterly direction along said right-of-way and along the arc of a curve to the right having a radius of 2714.79 feet and a central angle of 16°34'27" a distance of 785.31 feet to a point; thence turn an interior angle of 91°55'23" from the tangent of last described curve and run to the right in a Southwesterly direction a distance of 104.50 feet; thence turn an interior angle of 112°46'44" and run to the right in a Northwesterly direction a distance of 378.71 feet; thence turn an interior angle of 270°18'59" and run to the left in a Southwesterly direction a distance of 208.95 feet; thence turn an interior angle of 205°46'45" and run to the left in a Southerly direction a distance of 144.62 feet to a point on the South line of said Section 32; thence turn an interior angle of 90°00'00" and run to the right in a Westerly direction along the South line of said Section 32 a distance of 258.72 feet to the point of beginning.

