

Prepared By/Return To:

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TERMINATION AND RELEASE OF RECORDED LEASE

This Termination and Release of Recorded Lease between **Trailhead Media, Inc.** (hereinafter "Trailhead" or "Lessee") and **Phillip J. Lusco** (herinafter "Lusco" or "Lessor") is made effective the 15th day of December, 2023.

WHEREAS, Lusco entered into that certain lease agreement (the "Lease") as Lessor with Vista Outdoor Advertising, Inc. as Lessee dated June 9, 2017 for the placement of a billboard display approximately 5 feet East of Highway 119 and 210 feet North of Highway 22 for display facing North and South which is located on, and a part of, that certain property further described as follows:

See Exhibit A

(the "Property"), which said Lease was recorded on June 26, 2017 in the Office of the Judge of Probate of Shelby County, Alabama as **Instrument No. 20170626000226950**; and

WHEREAS, Trailhead is the current Lessee under the Lease by unrecorded assignment and affirmatively represents that no other party has any right or interest in the Property by virtue of the Lease; and;

WHEREAS, Lusco properly notified Trailhead by letter dated August 24, 2023 that he was terminating the Lease pursuant to Paragraph 8 thereof effective as of December 1, 2023 (the "Termination Date").

NOW THEREFORE, for and in consideration of the foregoing recitals, which are declared to be true and correct, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Trailhead, for itself, its predecessors, affiliates, successors and assigns has terminated, surrendered and/or otherwise released and by this instrument does terminate, surrender and/or otherwise release any and all right, title, interest or claim arising out of the above described Lease effective as of the Termination Date set forth above. Trailhead affirmatively represents and warrants that no other party has any right in or to the Property pursuant to the Lease, it being the intent of the parties hereto that the Property shall no longer be encumbered by the Lease. Trailhead has, or will have, removed the billboard sign and otherwise vacated and surrendered possession of the Property to Lusco as of the Termination Date.

IN WITNESS WHEREOF, the parties have executed this Termination and Release of Recorded Lease as of the day the same bears date.

LESSOR:

By: Phillip J. Lusco
Print Name: Phillip J. Lusco
Date: 1/19/24

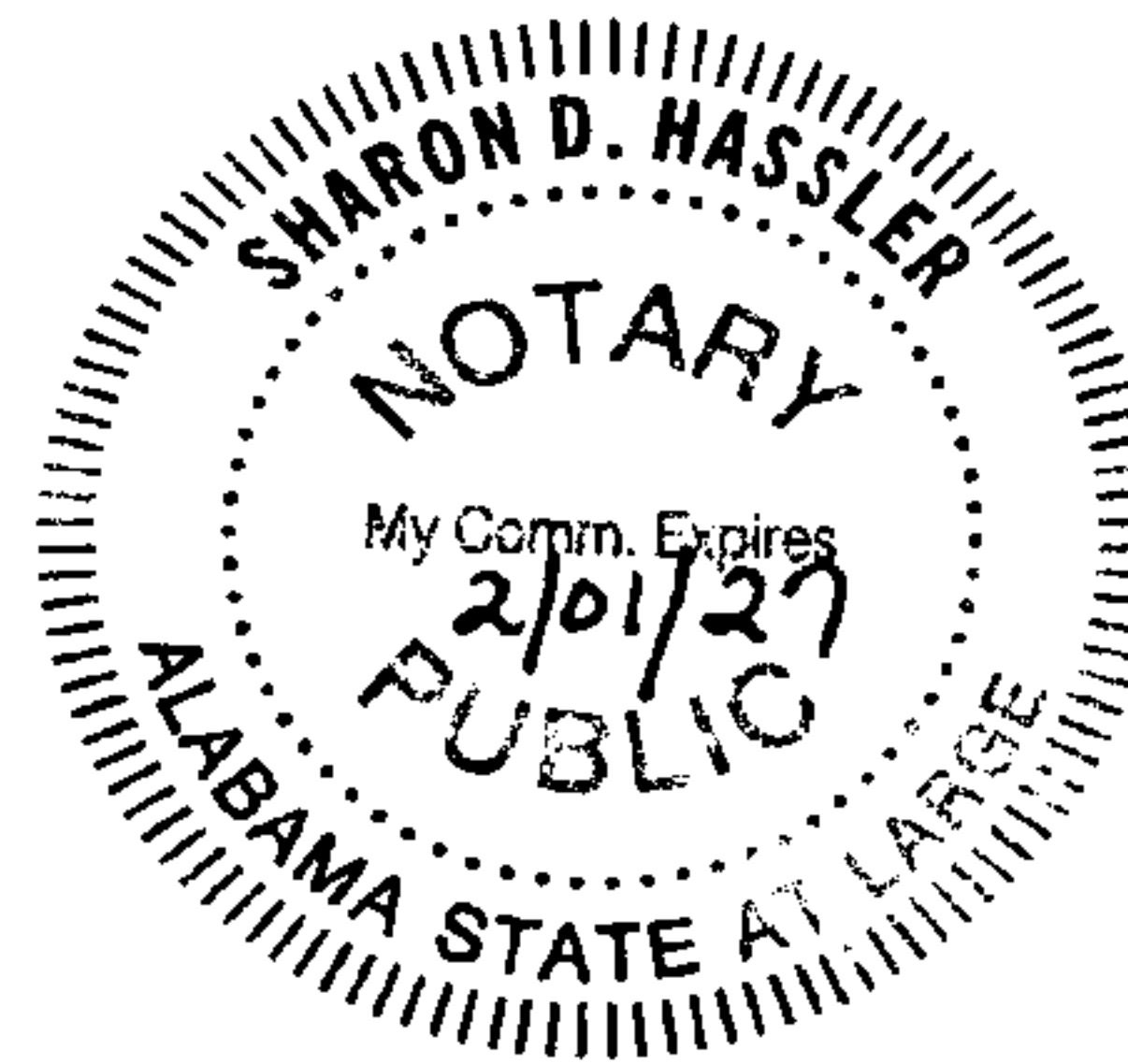
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said state and county, herein certify that Phillip J. Lusco, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that being informed of the contents of this instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 19 day of January, 2024

Sharon D. Hassler
Notary Public

My Commission Expires: 2/01/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/19/2024 03:21:28 PM
 \$31.00 PAYGE
 20240119000015350

Allie S. Bayl

Exhibit A

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 2, and go South 01 deg. 45 min. 52 sec. East along the East boundary of said 1/4 1/4 Section for 49.54 feet to the Southeast corner of Lot 11, of the Meadow Green Subdivision, as recorded in Map Book 6 page 59 in the Probate Office of Shelby County, Alabama, being the point of beginning; thence North 89 deg. 17 min. 30 sec. West along the South boundary of said Subdivision for 1330.27 feet to the East boundary of Highway 119; thence South 01 deg. 09 min. 00 sec. East along said East boundary for 555.24 feet; thence North 89 deg. 48 min. 13 sec. East for 420.00 feet; thence South 01 deg. 21 min. 15 sec. East for 210.00 feet to the North boundary of Highway No. 22; thence South 89 deg. 37 min. 00 sec. East along said North boundary for 308.47 feet to the beginning of a curve to the right having a central angle of 30 deg. 33 min. 50 sec. and a radius of 1210.31 feet; thence Easterly along said curve for 645.63 feet to the East boundary of said 1/4 1/4 Section; thence North 01 deg. 45 min. 52 sec. West along said East boundary for 922.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of above described property which lies between existing fence, as shown on the survey of James A. Riggins, dated February 22, 1988, along the Easterly boundary of said property and the East property line as described above.