

Gordon Outdoor Advertising LLC

7 River Ridge Rd.
Broken Arrow, OK 74014
PH=918-636-6474 / FAX=918-455-5776

AGREEMENT

THIS AGREEMENT made and entered into this 5th day of April 2004, by and between Jimmy Houston and Christine Houston, whose mailing address is Box 26 Cookson OK 74427 (hereinafter referred to as "LESSOR") and GORDON OUTDOOR ADVERTISING LLC or GOA, whose mailing address is: 7 River Ridge Rd. Broken Arrow, Oklahoma 74014, (hereinafter referred to as "LESSEE").

WITNESSETH

LESSOR hereby leases to LESSEE an outdoor advertising site on real estate at the following location:
STREET ADDRESS: 1501 E. Kenosha, Broken Arrow, OK 74012
LEGAL: LT2 BLK1 STEELE-MORREL CENTER RESUB. PRT LT1 BLK2 ARROW VILLAGE ADD.
(hereinafter referred to as real estate site). The term of this lease shall be for 50 years, which term begins on the final date of construction of an outdoor advertising structure on the Real Estate Site. Thereinafter, this lease shall be on a year to year basis, controlled mutually by LESSOR and LESSEE.

LESSOR and LESSEE agree further, the following:

1. The rental for this lease shall be as follow: \$400.00 per month for years 1-25
\$500.00 per month for years 26-50
2. Any outdoor advertising display including any other material, placed on the Real Estate Site by LESSEE or agents of, shall not become part of Real Estate Site and shall not be subject to any lien, claim or other encumbrance on the part of the LESSOR.
3. It is the LESSEE'S purpose to erect, and or illuminate, and maintain outdoor advertising displays on the Real Estate Site and LESSEE shall have the right to ingress and egress to the Real Estate Site for such purposes.
4. Should LESSEE'S use of the Real Estate Site be prohibited or restrained for any reason, or if the view of the advertising display placed on Real Estate Site shall, in the LESSEE'S opinion, become obstructed for any reason, or if this location becomes unsuitable for the use of advertising in LESSEE'S opinion, LESSEE may terminate the Real Estate Lease by giving written notice to the LESSOR at which time the LESSOR shall, pro rata, refund any rents paid in advance for unused term. In the event that the area on which the structure is located is condemned, Lessor shall allow Lessee to relocate structure on said property. Any condemnation revenue or award shall accrue to Lessee.
5. LESSOR represents and warrants that he / she is the owner of the Real Estate Site with Full authority to make this lease. LESSEE reserves the right to remove at any time any trees or brush that may obscure vision of any outdoor advertising displays located on the Real Estate Site.
6. Lessor agrees to allow Lessee to apply for the permits required to place billboard on said property. This agreement is contingent upon the Lessee receiving required permits that will allow the placement of billboard on the above-described property.