



LEASE NO. 372-947567

ADDENDUM LEASE EXTENSION

AGREEMENT made this 20th day of May, 2011, between the undersigned, as LESSOR(S), and CBS OUTDOOR INC., LESSEE.

WHEREAS, for consideration of \$10.00 and other goods and valuable considerations from LESSEE to LESSOR(S), the parties or their predecessors entered into a sign location lease agreement dated 5/13/1992 (the "Lease").

WHEREAS, the parties desire to amend the Lease to establish their respective rights and obligations.

NOW THEREFORE, in consideration of the promises set forth herein, and in the subject Lease, the parties agree as follows:

This lease is herewith renewed, effective November 1, 2011, for a term of five (5) years. All terms and conditions of the existing lease, a copy of which is herewith attached, shall remain in full force and binding on both the Lessor and Lessee.

THE PARTIES further agree that this Addendum shall supersede any contrary or conflicting provisions of the Lease.

FOR LESSOR(S):
JOE FLOYD

BY: _____

Joe Floyd

Owner
Title

DATE: 6-13-11

EXECUTED by the LESSOR in the presence of

_____ who is hereby requested to sign as witness.

FOR LESSEE:

CBS OUTDOOR, INC.

BY: _____

V.R. Real Estate
Midwest Region

Title

DATE: 6-29-11

EXECUTED by the LESSEE in the presence of

_____ who is hereby requested to sign as witness.

BY: _____

Title

DATE: 06-13-11

EXECUTED by the LESSOR in the presence of

_____ who is hereby requested to sign as witness.

STANDARD LEASE AGREEMENT
Form 1 - 12/19/99

THIS LEASE PREPARED BY:
PHILLIP R. SMITH
NATIONAL ADVERTISING CO.
1431 POPLAR LANE
NASHVILLE, TN 37210

Office: 1431 Poplar Lane
Nashville, TN 37210

NATIONAL ADVERTISING COMPANY
(Subsidiary of Minnesota Mining & Manufacturing Co.)
Home Office: Bedford Park, Illinois 60501

CONFIDENTIAL

447427

Circle Classifications
Comm - Agr - Ind - Res
Former P.O.
Appt. or Permit No.
Rent
Erect
Avail
N.P.O.
POST
SF
DF
New Erect
Ratoc
N.P.O.
POST
SF
DF
Initial Erected By
Advertiser
Program

THIS AGREEMENT, made this 13th day of May, 1992, by and between

Mr. Joe Floyd of Cookeville, Tennessee
hereinafter called the Lessor, and National Advertising Company, of Bedford Park, Illinois, hereinafter called the Lessee.

WITNESSETH:

1. The Lessor hereby leases unto the Lessee, and the Lessee hereby leases from the Lessor, the use and possession of the portion to be occupied of the following described premises, for the purposes of erecting and maintaining advertising displays (painted, rubberized, printed, illuminated, or otherwise), including necessary structure, device, power poles and connections.
2. The property herein defined is located about 1.9 miles W of Highway 58, Barker-Gainsboro exit, on the N side of Route No. J-40 for display(s) facing N-E-S such leased property being part of the Lessor's property situated in the Township of Putnam County of Putnam State of Tennessee (If legal description is required, see reverse side hereof)
3. The term of this lease shall commence on 11-1-91 and unless terminated earlier in the manner hereinafter set forth, shall continue for an initial term of two years from the first day of the first month following erection of the advertising display (hereinafter called "the effective date"), and shall continue thereafter, at the option of the Lessee, for two years and thereafter each year to year, on the same terms, until terminated as of any subsequent anniversary of the effective date by written notice of termination given not less than sixty days prior to such anniversary date by either the Lessor or Lessee.
4. In consideration of the foregoing and the covenants herein contained, and other good and valuable considerations, the Lessee agrees to pay the Lessor at the rate of \$ 1000 per year for each period of time as the display(s) contemplated hereunder (here) not in advertising position, and at the rate of \$ 1000 per year for each period of time as the display(s) contemplated hereunder (here) in position. Such yearly rental is to be paid in advance (subject to 30 day delay for payment) with supplementary adjustments to be made promptly when the advertising status of the display(s) is changed. When the advertising status of the display(s) is changed, the rental shall be deemed to have been made on the date of such change. Payment of rental shall be a condition precedent to the Lessee's right to occupy the premises.

ADDITIONAL PROVISIONS: The provisions printed on the reverse hereof are hereby incorporated herein by specific reference thereto and constitute a part of this agreement.

AREA SKETCH OF LEASED PREMISES

- Size 10 x 40 Ft.
- HIGH 15 Ft.
- EOP 160' Ft.
- Power existing Ft.
- Mileage Panel 399 MI.
- Location Staked existing.
- Display Facing West.

EXISTING SIGN
SITE PLAN ON FILE IN THE LEASE FILE.



*4(A) Lease rental shall be \$1000.00/yr or 20% of the net income, whichever is greater. Net income is defined as gross income, less advertising agency fees. Rental to be paid 11-1 each year and any additional income will be paid within 30 days after the anniversary date (11-1)

Executed by Lessor in the presence of:

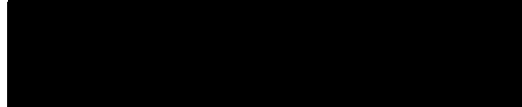
APPROVED: _____ (Signature)
(if applicable)

Accepted by: Anna Reed
NATIONAL ADVERTISING COMPANY, LESSOR
By: _____

RECEIVED
MAY 14 1992
3M NATIONAL
NASHVILLE

RECEIVED
JUN 19 1992
NATIONAL ADVERTISING CO.
MEMPHIS, TN

Mr. Joe Floyd
By: _____
1631 Davis Drive
Cookeville, Putnam, TN 38501



STANDARD LEASE AGREEMENT
Form 653A, 8/10/08

- 6. In the event of any change of ownership of the property hereby leased, the Lessor agrees to notify the Lessee promptly of such change, and the Lessor also agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner.
- 7. Unless specifically stated otherwise herein, the Lessor represents and warrants that he is either the Owner or the Agent of the Owner of the property herein leased, and that he has full authority to enter into this lease. The Lessor covenants and warrants that if the Lessee shall pay the rental as herein provided and shall keep and perform the other covenants herein stated, the Lessee shall and may, peaceably and quietly have, hold and enjoy the use of the premises herein conveyed for the term of this lease, such use to include access to the site over any lands under the control of the Lessor.
- 8. Neither the Lessor nor the Lessee shall be bound by any agreement or representation, expressed or implied, not contained herein. The facts shall be deemed to have been accepted and its terms enforceable only upon the acceptance hereof by the Lessee in the space provided. Following such acceptance, it shall inure to the benefit of and be binding upon the parties herein and to their respective tenants, heirs, successors, personal representatives, executors, administrators, and assigns.
- 9. If at any time the highway view of the Lessee's displays is obstructed or obscured, or the advertising value of the displays is impaired or diminished, or the use or installation of such displays is prevented or restricted by law or by the Lessee's inability to obtain any necessary permits or licenses, or if the Lessee is unable, for any period of ninety (90) consecutive days or more, to secure and maintain a suitable advertising contract for the displays, or if there occurs a diversion of traffic from, or a change in the direction of traffic on highways leading past the Lessee's displays, the Lessee may, at its option, terminate this lease by giving the Lessor fifteen (15) days written notice, and the Lessor agrees to refund to the Lessee the rent previously paid for the unexpired portion of this lease. If any of the conditions described in this paragraph shall at any time temporarily exist, then the Lessee may, at its option, instead of terminating this lease, be entitled to an abatement of rent payable hereunder during the period such conditions or any of them exist, and to the refund of any rent paid in advance for the period of such abatement.
- 10. All structures, displays and materials placed upon the said property by the Lessee are Lessor's trade fixtures and equipment, and shall be and remain the Lessee's property, and may be removed by the Lessee at any time prior to or within a reasonable time after the termination of this lease or any extension thereof. The Lessor agrees to allow the Lessee full access to the property occupied by the displays for the purpose of erecting, maintaining, changing or removing the displays at any time.
- 11. The Lessor agrees not to erect or permit any other party to erect any advertising displays or other advertising matter on any property owned or controlled by the Lessor within a radius of six hundred (600) feet of Lessee's displays, nor to permit any other obstruction to partially or completely obscure the normal highway view of said displays, and the Lessee is hereby authorized to remove any such other advertising display or other obstruction at its option.
- 12. The Lessee agrees to save the Lessor harmless from any and all claims or demands on account of bodily injury or physical property damage, caused by or resulting from any negligent or willful act of the Lessee's agents or employees in the construction, maintenance, repair, change or removal of the Lessee's displays on the property, and agrees to carry, at its own cost and expense, adequate public liability insurance covering any such contingency so long as this lease shall remain in effect. The Lessor agrees to save the Lessee harmless from any and all claims or demands on account of bodily injury or physical property damage caused by or resulting from any negligent or willful act of the Lessor.

LEGAL DESCRIPTION OF LEASED PREMISES (for recording purposes):

STATE OF TENNESSEE, PUTNAM COUNTY
 The foregoing instrument and certificate were filed in
 Note Book 17 Page 235 April 20th 11 M 6:30 PM
 and recorded in Book 101 Page 144
 State Tax Paid \$ Fee
 Recording Fee 8.00 Total 8.00 Receipt No. 1234
John P. Smith Registrar

State of Tennessee)
 County of Putnam) ss.
 On this 13th day of May 18 92, before me, Lisa J. Thomas
John P. Smith
 the undersigned officer, personally appeared _____ known to me (or satisfactorily
 proved) to be the person whose name is subscribed to the above instrument, and being informed of the contents of said instrument, acknowledged that he or she voluntarily
 executed the same for the uses and purposes herein contained.
 To witness whereof, I have hereunto set my hand and official seal.

EXISTING STRUCTURE LEASE: LESSOR WARRANTS THAT SINCE
 _____ IS
 OR EARLIER THIS LOCATION HAS BEEN OCCUPIED BY THE EXISTING
 SIGN STRUCTURE, WHICH STRUCTURE HAS NOW BECOME LESSOR'S
 OWN PROPERTY, AND LESSOR HEREBY ASSIGNS TO LESSEE ALL OF
 LESSOR'S RIGHTS TO SUCH STRUCTURE.
 (LESSOR'S SIGNATURE) _____

 (Signature of Officer)

 (Title of Officer)
 My Commission Expires 9-19 95

Lisa J. Thomas
 Notary Public
 State of Tennessee
 My Commission Expires 9-19-95

