

See file w/ Lamar corp.



LAMAR ADVERTISING OF DUBUQUE • QUAD CITIES

November 11, 2015

Brad Peterson
Mississippi Welding Supply, Co.
PO Box 1036
Winona, MN 55987

BAP

RE: BILLBOARD LEASE 3224-01

Dear Brad:

Just a quick note to touch base with you about the billboard lease. I know that you talked to Jim a few months ago about renewal options. I was curious if you'd had time to revisit the issue and made any decisions.

I called and left vma that we are in the 5-year extension period, good through 2019, and put a reminder on my calendar. It goes year-year after 5 to.

extensi
BAP

We wait with anticipation for your decision. Please feel free to give either of us a call with any questions you may have.

Sincerely,

Angie Thorngren

Angie Thorngren
Real Estate Manager

SEE phone # next page no email



This Instrument Prepared by:

James R. McIlwain
5551 Corporate Boulevard
Baton Rouge, Louisiana 70808

Lease # 3224

James R. McIlwain

James R. McIlwain

RENEWAL LEASE

THIS LEASE AGREEMENT, made this 15th day of January, 2004, by and between:

Mississippi Welders Supply Co.,

(hereinafter referred to as "Lessor") and THE LAMAR COMPANIES (hereinafter referred to as "Lessee"), provides

WITNESSETH

"LESSOR hereby leases to LESSEE, its successors or assigns, the hereinafter described premises for the construction, and repair of outdoor advertising structure(s), including necessary structures, advertising devices, and power poles, with the right of access to and egress from structure(s) by LESSEE'S employees, contractors, agents and vehicles and the right to survey, maintain advertisement, or other activities necessary in LESSEE'S use of the structure(s) situated at the approximate location as shown on the sketch below."

The leased premises are a portion of the property located in the County/Parish of LaCrosse, State of Wisconsin, more particularly described as:
*One (1) back-to-back, 14'x48', I-Beam Roof-Structure located on the building at 621 North 3rd St., LaCrosse, WI (SH#'s 322*1 & 2)*

1. This lease shall be for a term of Ten (10) years from March 1, 2004 to February 28, 2014 unless sooner terminated as hereinafter provided. Following the original term of the lease, the term hereof shall be extended for an additional term of Five (5) years, unless LESSEE or LESSOR shall give written notice of non-renewal at least Sixty (60) days prior to the end of the original term. After the end of the original or renewal term, this lease will continue year to year unless either party gives a written notice of non-renewal at least Sixty (60) days prior to annual renewal date.

2. LESSEE shall pay to LESSOR an annual base rental of \$2400.00 Dollars with an additional 15% of the gross revenue in arrear produced by said structure along with a detailed revenue report to validate income for said location. Payments are paid annually, in advance with the first installment due on the first day of the month following commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within Thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE Thirty (30) days thereafter to cure any default.

3. LESSOR agrees not to erect or allow any other off-premises advertising structures on property owned or controlled by LESSOR within One Thousand (1000) Feet of LESSEE'S advertising structure(s) or to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of its advertising structure(s). LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at its option.

4. LESSEE may terminate this lease upon giving Thirty (30) days written notice in the event that the advertising structure becomes entirely or partially obstructed in any way. In the event of termination of this lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

5. All structures, equipment and materials placed upon the premises by the LESSEE shall remain the property of LESSEE and may be removed by it at any time prior to or within a reasonable time after expiration of the term hereof or any extension. At the termination of this lease, LESSEE agrees to restore the surface of the leased premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S advertising structure(s), at the sole discretion of LESSEE. All such permits shall be the property of LESSEE.

6. LESSOR represents that he is the owner of the premises described above and has the right to grant LESSEE free access to the premises to perform all acts necessary to carry on LESSEE'S business. In the event of any change of ownership of the property hereby leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further 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 at or before closing.

7. The premises are not the homestead of the LESSOR.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its structure(s) on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

9. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, maintenance, or dismantling of any advertising structures or displays during the term of this lease and to repair any damage to the leased premises resulting from the installation, maintenance, or dismantling of such advertising structures or displays, less ordinary wear and tear.

10. LESSOR agrees to indemnify LESSEE from any and all damages, liability costs and expenses, including attorney's fees, resulting from any inaccuracy in or non-fulfillment of any representation, warranty or obligation of LESSOR herein.

11. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation.

12. This lease is **NOT BINDING** UNTIL ACCEPTED by the General Manager of a Lamar Advertising Company.

EXECUTED BY LESSOR IN THE PRESENCE OF:

X Su Ryan

X Donald Peterson
LESSOR *Corp. Secy*

Mississippi Welders Supply Co.
LESSOR
PO Box 1036, 5150 W. 6th St.
Winona, MN 55987
LESSOR'S ADDRESS

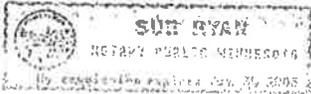
(800) 657-4422
LESSOR'S TELEPHONE NUMBER

Fed. Tax ID # 39-0980324
LESSOR'S SOCIAL SECURITY NUMBER

THE LAMAR COMPANIES, LESSEE

BY: [Signature]
VICE PRESIDENT/GENERAL MANAGER

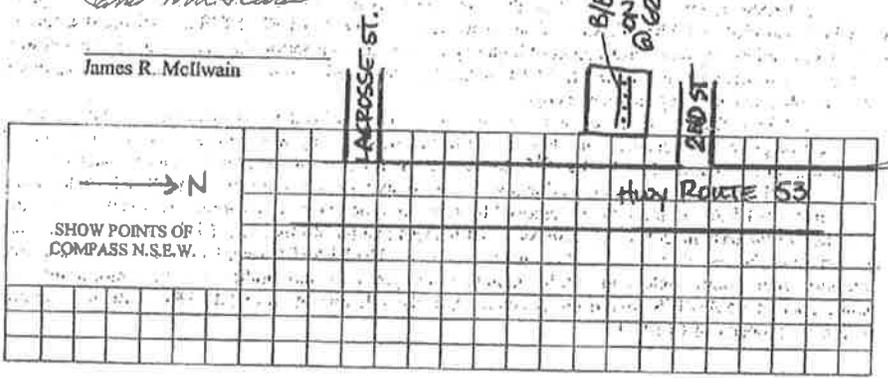
DATE: 2/24/04

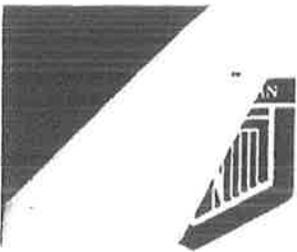


This instrument Prepared by:
James R. McIlwain
5551 Corporate Boulevard
Baton Rouge, Louisiana 70808

[Signature]
James R. McIlwain

518 14x48
ON ROOF
@ 621 N. 51ST ST





G. HEILEMAN BREWING COMPANY, INC.

925 SOUTH THIRD STREET • LA CROSSE, WISCONSIN 54601 • (608) 785-1000

February 23, 1983

Nesco-Briteway Signs
Attention Mr. Arnold Evanson
P. O. Box 576
La Crosse, WI 54601

RE: MISSISSIPPI WELDERS SUPPLY CO., INC. SIGN INSTALLATION

Dear Mr. Evanson:

Complying with your request, I have investigated structurally the roof structure of Mississippi Welders Supply Co. building at 621 North Third Street in La Crosse and have found that the present structure is adequate to support your proposed new sign installation. It complies with all codes governing its structural integrity.

Also, I have checked your anchorage and bracing design to assure compliance with state and city codes and good engineering practice. The original tracing is attached herewith and carries my registration seal.

Should questions arise, kindly contact the writer.



Sincerely yours,

G. HEILEMAN BREWING COMPANY, INC.

David L. Peterson, P.E.
Director - Corporate Engineering

DLP:cls

Attachment

cc J. Glenn

Supreme Outdoor Advertising
201 West Travelers Trail • Suite 280
Burnsville, MN 55337
(612) 890-6221

November 25, 1998

Mr. Don Peterson
Mississippi Welders Supply
2002 14th St NW
Rochester, MN 55901

Dear Don;

Effective November 25, 1998, Delite Outdoor Advertising has purchased the billboard at 621 3rd St, LaCrosse. They have assumed the current land lease we have with you.

The future annual lease payments will be paid directly by:

Delite Outdoor Advertising
3435 Washington Drive, Suite 205
Eagan, MN 55122
Phone (612) 686-9295

We thank you for, and appreciate your business. If you have any questions please feel free to contact us.

Respectfully,



Dan Remes

LEASE

In consideration of Nesco Signs Corporation (NESCO) fabricating and installing two signs, four feet by twenty feet single fact interior lighted signs and maintain the electrical components of these two signs, and installing two electric signs owned by Mississippi Welders Supply Company, Inc. (MISSISSIPPI WELDERS), MISSISSIPPI WELDERS and any successor or assignee hereby agrees to lease to NESCO the use of the roof of the building at 621 North Third Street, La Crosse, Wisconsin to erect, install and maintain signs from July 1, 1983 to June 31, 1993. 1993

Handwritten initials and date: [Signature] 2/10/83

During the term of this lease and any renewal period MISSISSIPPI WELDERS will allow NESCO-BRITEWAY SIGNS reasonable access to the roof of the building. NESCO-BRITEWAY SIGNS will use proper materials in the construction of sign per our engineers specifications. Sign anchors to roof will be water tight against leaks during term of this lease and any future renewals. Electrical service, permits, insurance, and taxes for the sign will be paid by NESCO-BRITEWAY SIGNS. See attached engineering document.

NESCO shall indemnify MISSISSIPPI WELDERS against liability for damages for personal injuries or property damage caused exclusively by NESCO'S negligence. NESCO agrees to furnish MISSISSIPPI WELDERS a certificate of public liability insurance. Policy # BLP 961827-23

Handwritten note: PROVIDED [Signature]

MISSISSIPPI WELDERS agrees that the terms of this lease will be incorporated into any contract which MISSISSIPPI WELDERS, its successors or assigns makes with another party for the purchase of the property located at 621 North Third Street, La Crosse, Wisconsin 54601.

Lease to be renegotiated at end of the ten year period.

NESCO SIGNS CORPORATION

MISSISSIPPI WELDERS SUPPLY CO., INC.

By: *[Signature]*
Its: *Fres.*

By: *[Signature]*
Its: *President/Treas*

Date *March 7-1983*

Date *10 March 83*

