




THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

INTRA-OFFICE MEMORANDUM

March 23, 2021

TO: Maurene E. McNeil
Chief Zoning Hearing Examiner

FROM: 
Donna J. Brown
Clerk of the Council

RE: **CNU-51074-2020 (6313 Rhode Island Avenue Riverdale)**
April Mackoff, Clear Channel Outdoor LLC, Applicant

On March 22, 2021, Council elected to review the Non-Conforming-Use Certification case indicated above. Pursuant to Sec 27-244, the Zoning Hearing Examiner shall hold a public hearing prior to final action by the District Council.

Attached for your information and convenience is the case file. If there are any additional materials that were submitted in connection with this application, they will be provided by M-NCPPC. Should you have any questions, please contact me.

Enclosures

cc: April Mackoff, Clear Channel Outdoor LLC, Applicant
Rajesh A. Kumar, Principal Counsel to the District Council
Karen T. Zavakos, Zoning and Legislative Counsel
James Hunt, Division Chief, M-NCPPC
Jeremy Hurlbutt, Supervisor, M-NCPPC
Cheryl Summerlin, Supervisor, M-NCPPC
Stan D. Brown, Esq., People's Zoning Counsel

County Administration Building
14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review Planning Director Review
 Acceptance Date: _____ 70-day limit _____ Limit waived–New limit _____
 Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____
 Filing Fee: _____ Posting Fee: _____ Case Reviewer: _____
 Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU Revision of Case # _____
 Case(s): NCU 51074-2020-00

PROJECT NAME: Rhode Island Avenue
Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
 Rhode Island Ave, Riverdale, MD 20737. The Property is located at the intersection of East-West Highway and Rhode Island Avenue.

Total Acreage: 0.14		Election District: 19
Tax Map/Grid: 042/D3	Current Zone(s): MU-TC (MU Town Ctr.)	Council District: 3
WSSC Grid: 207NE04	Existing Lots/Blocks/Parcels: B. 69	Dev. Review District: N/A
COG TAZ: 984	PG TAZ: 709	Aviation Policy Area: N/A
Planning Area: 68	In Municipal Boundary: Riverdale Park	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

(2002) General Plan Tier: Developed Developing Rural Area of proposed LOD: _____

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor LLC 9590 Lynn Buff Court , Suite #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Gregory S. Preadable Living Trust dated November 5, 2008 6313 Rhode Island Avenue Riverdale, Maryland 20737 (301) 927-8848	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
---	--

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signature(s))

Gegovy S. Preadable Living Trust 11/19/20 11/19/20
 Owner's Signature typed & signed Date Applicant's Signature typed & signed Date

Please see section 5, Clear Channel Outdoor Lease Agreement
 Contract Purchaser's Signature typed & signed Date Applicant's Signature typed & signed Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)			
Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
Variation, Variance or Alternative Compliance Request(s) Yes <input type="checkbox"/> No <input type="checkbox"/>		Applicable Zoning/Subdivision Regulation Section(s):	
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____			
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____		Gross Floor Area (Nonresidential portion only):	

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER <input type="checkbox"/> Health Dept. <input type="checkbox"/>	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:
Preliminary Plan No.:	
Approval Date of Preliminary Plan:	

URBAN DESIGN AND ZONING CASES:

Details of Request: Certification of nonconforming use for existing billboard.	Zoning Ordinance Section(s): Sections 27-244 & 241
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input type="checkbox"/>
Alternative Compliance Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input type="checkbox"/>

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property.

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

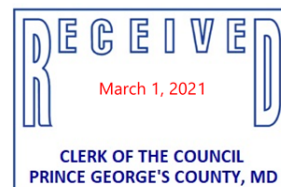


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

February 17, 2021

MEMORANDUM



TO: Donna J. Brown
Clerk of the Council

FROM: James Hunt, Division Chief
Development Review Division

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **51074-2020-U**

Specific Use(s): **Outdoor Advertising Sign (Billboard)**

Location of Property: **6313 Rhode Island Avenue
Riverdale**

Current Zone(s): **MU-TC**

Sign Posting Date: **January 9, 2021**

Reason for Certification: **Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1976.**

This is to advise that the above-captioned permit application relating to certification of a nonconforming use has been reviewed by this office. It has been found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign. Therefore, we are recommending that the use be certified as nonconforming.

Pursuant to Section 27-244(e) of the Zoning Ordinance (as amended by CB-78-1991), the District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

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SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

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Please see section 5, Clear Channel Outdoor Lease Agreement
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Statement of Justification

1. Case Name

NCU 51074-2020-00

Rhode Island Avenue

2. Description of proposed use/request

Certification of an outdoor advertising sign located at Rhode Island Avenue, Riverdale, Maryland 20737 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The outdoor advertising sign on the Property is located at the intersection of East-West-Highway and Rhode Island Avenue. Specifically, the Property is located on Map 042, Grid D3, and is approximately 0.14 acres in size. The Property is zoned MU-TC (Mixed Use Town Center).

An outdoor advertising structure constructed on a single metal pole and containing two bulletin faces is located on the Property. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1976.

4. Description of each required finding

In accordance with CB-84-2016, the applicant is required to certify the outdoor advertising signs located on the Property. *Section 27-244, Prince George's County Code* (the "Code"). Section 27-244(d)(2) of the Code states that "...if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming...". The applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), which shows that the outdoor advertising signs were constructed prior to and have operated continuously since January 1, 2000.

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

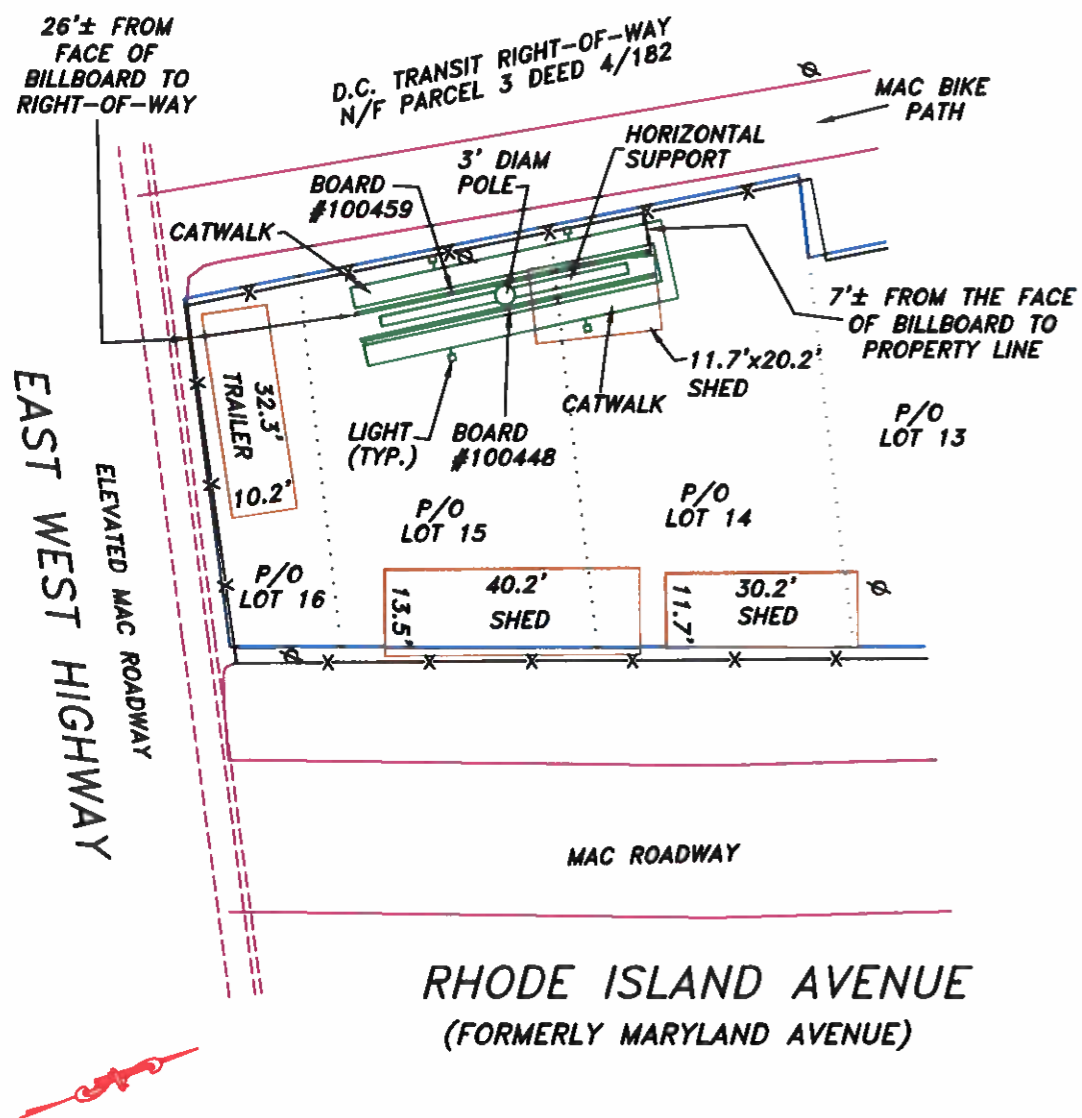
6. Summary/conclusion of request

Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with Section 27-244(d)(2).



11-19-20

April Mackoff
Applicant, Clear Channel Outdoor LLC



BILLBOARD DETAIL
Scale: 1" = 20'



GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 3'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

JOB NOTES:

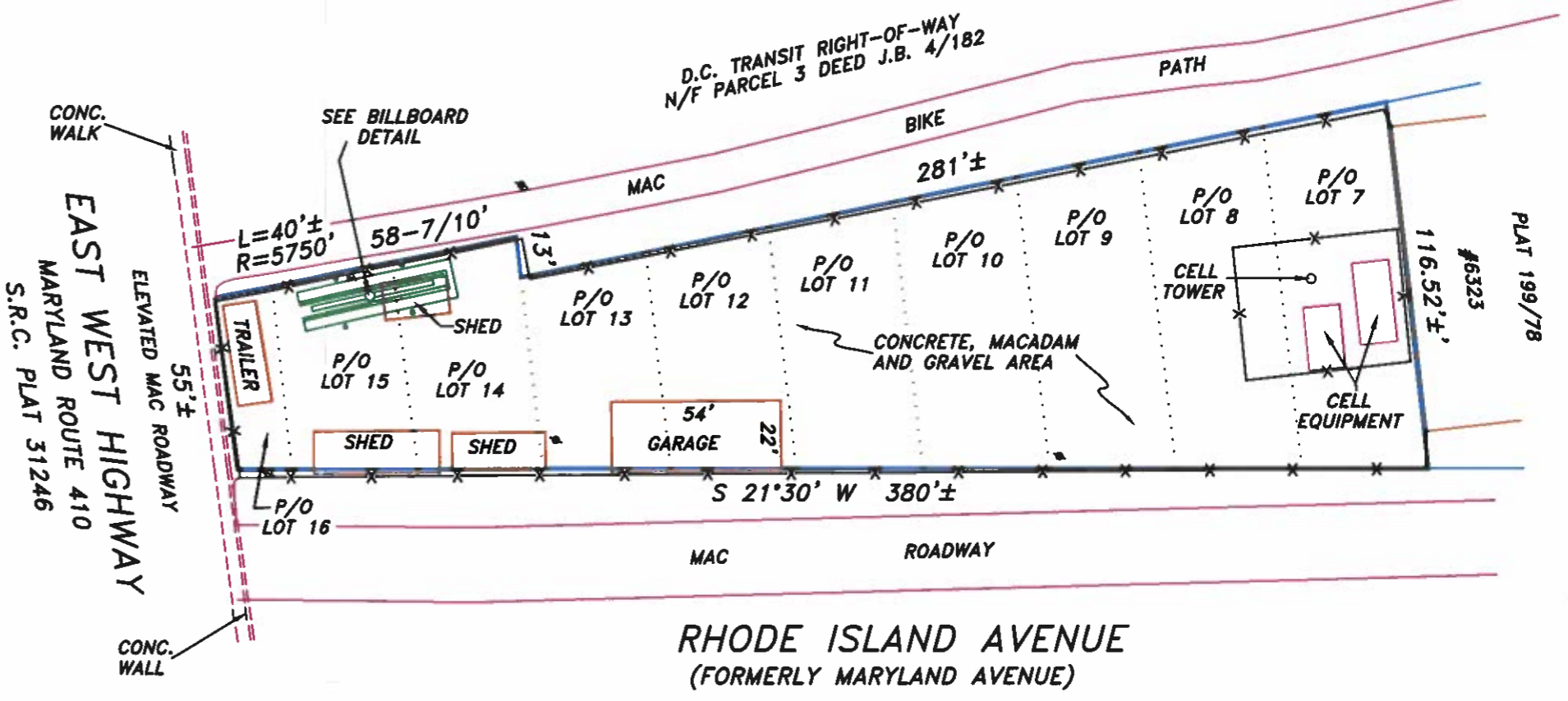
- 1) THE SUBJECT PROPERTY IS ZONED MU-TC (MIXED USE TOWN CENTER)
- 2) TAX ID#: 19-2160695 (REMAINDER LOTS 14, 15, & 16)
TAX ID#: 19-2160703 (REMAINDER LOTS 11, 12, & 13)
TAX ID#: 19-2160687 (REMAINDER LOTS 7, 8, 9, & 10)
- 3) ROAD FRONTAGE OF RHODE ISLAND AVENUE: 380'±
ROAD FRONTAGE OF EAST WEST HIGHWAY: 55'±
TOTAL ROAD FRONTAGE: 435'±
- 4) NO STATIC OR DIGITAL BILLBOARDS WERE OBSERVED WITHIN 1,000 FEET OF THE EXISTING BILLBOARD.
- 5) ONLY IMPROVEMENTS WITHIN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.
- 6) BOARD #100459 WAS NOT LABELED ON THE SIGN, THE NUMBER WAS PROVIDED BY CLIENT.
- 7) THE DESCRIPTION IN DEED 39170/69 IS VAGUE. THE PROPERTY OUTLINE SHOWN HEREON IS APPROXIMATE.

SIGN HEIGHTS:

BOARD # 100448 TOP: 37.6'
BOTTOM: 23.6'
BOARD # 100459 TOP: 37.6'
BOTTOM: 23.6'
(HEIGHTS AT EAST WEST HIGHWAY)

SIGN LENGTHS:

BOARD # 100448: 47.7'
BOARD # 100459: 47.7'



APPARENT ENCROACHMENT NOTES:

- 1) THE SHEDS AND FENCE LINES APPEAR TO LIE AT, NEAR OR OVER THE PROPERTY LINES.



The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: #6313 & #6315 RHODE ISLAND AVENUE as described in a deed from Gregory S. Prendable to Gregory S. Prendable among the Land Records of Prince George's County, Maryland in Liber 39170, folio 69.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0133 E, effective 9/16/2016



SPECIAL PURPOSE SURVEY
6313 & 6315 RHODE ISLAND AVENUE
19th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 50'
Date: 2/12/2020
Field By: TOM
Drawn By: SCK
File No.: MISC 13771
Page No.: 1 of 1

PRINCE GEORGE'S COUNTY
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900



YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE

Date : 12/09/2020

PERMIT APPLICATION

Case Number: 51074-2020-00

ACTIVITY: Building Permit Application
WORK DESCRIPTION: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
USE TYPE:
EXISTING USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
PROPOSED USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).

LOT :
BLOCK : 69
PARCEL :

SITE INFORMATION

SITE ADDRESS: 00000 RHODE ISLAND AVE RIVERDALE 20737	PROJECT NAME: SUBDIVISION: RIVERDALE PARK	EST. CONSTRUCTION COST: ELECTION DISTRICT: 19 PROPERTY TAX ACCOUNT #: 2160695
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<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
Gregory S Preadable Living Trust 6310 Rhode Island AVE Riverdale MD 20737	Clear Channel Outdoor LLC. 9590 Lynn Buff CT #5 Laurel MD 20723		

FOR OFFICE USE ONLY

	Reviewer	Date		Reviewer	Date
			Fire Eng.		
			Mechanical Eng.		
			Health		
			Issuance		

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

APPLICANT	_____	_____	_____	_____
	Stephanie Clevenger	No Limit Land	(240) 338 - 0131	_____
	NAME	COMPANY	PHONE	SIGNATURE

SIGN POSTING AND INSPECTION AFFIDAVIT – PLANNING DIRECTOR REVIEW

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

2 sign(s) on 1/9/2021
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-51074-2020 Name: Clear Channel Billboard

Date: 1/9/2021

Address: 1001 Prince Georges Blvd., Suite 700
Upper Marlboro, MD 20774

Telephone: 240-338-0131

Capacity in which you are acting: Agent
(owner, applicant, agent)

NOTE: Take **legible** photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to PGCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and “Posting Affidavit”

* * * * *

The affidavit must be received prior to the end of the 20-day (30 days for all CBCA conservation plans) posting period.

Planning DIRECTOR case: CNU-51074-2020

Reviewer: Kelsey Shaffer

2 SINGLE-sided signs (for a total of 2 physical signs)





Sign 1A (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021



Sign 1B (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

4

specify number)

sign(s) on 4/19/2021

(date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Stephenie Clevenger

Application Numbers: CNU-51074-2020-U Name: 6313 Rhode Island Avenue

Date: 4/19/2021

Address: 1001 Prince George's Blvd., Suite 700, Upper Marlboro, MD 20774

Telephone: 240-338-0131

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.



Getting Started





Original Planning Board Hearing Signs

(Still in place as of 4/19/2021)

Sign 1A & 1B (1 Double Sided Sign)

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021

ZHE Hearing Signs



Sign 1

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 2

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 2

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 3

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 4

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 4

CNU-51074-2020, 6313 Rhode Island Ave.

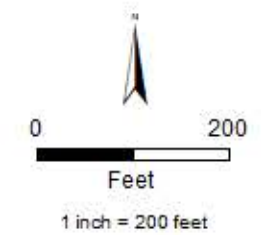
Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021

ZONING SKETCH MAP

APPLICATION NO: _____
REQUEST: _____

PAZ: _____
EXISTING ZONE: _____
PLANNING AREA: 68
WSSC GRID: 207NE04
TAX MAP: 42
TAX GRID: D3
COUNCIL DISTRICT: _____



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: December 14, 2020

119270550



Layers



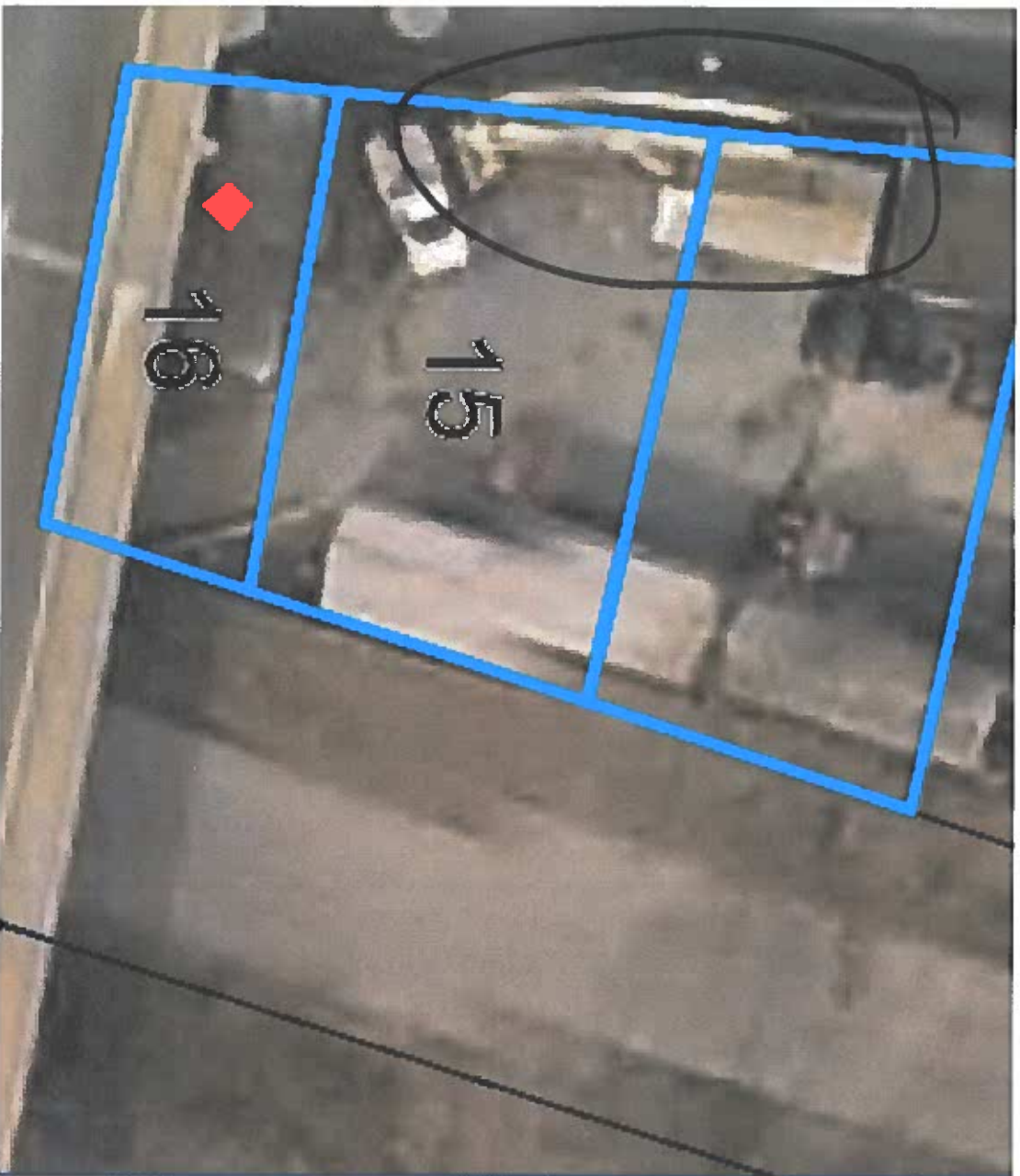
- 2018 Color - 9 inch
- 2017 Color - 6 inch
- 2017 Color - 9 inch
- 2016 Color - 9 inch
- 2014 Color - 6 inch
- 2011 Color - 6 inch
- 2009 Color - 6 inch
- 2009 Color Infrared - 6 inch
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch



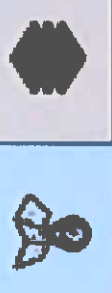
x Layers



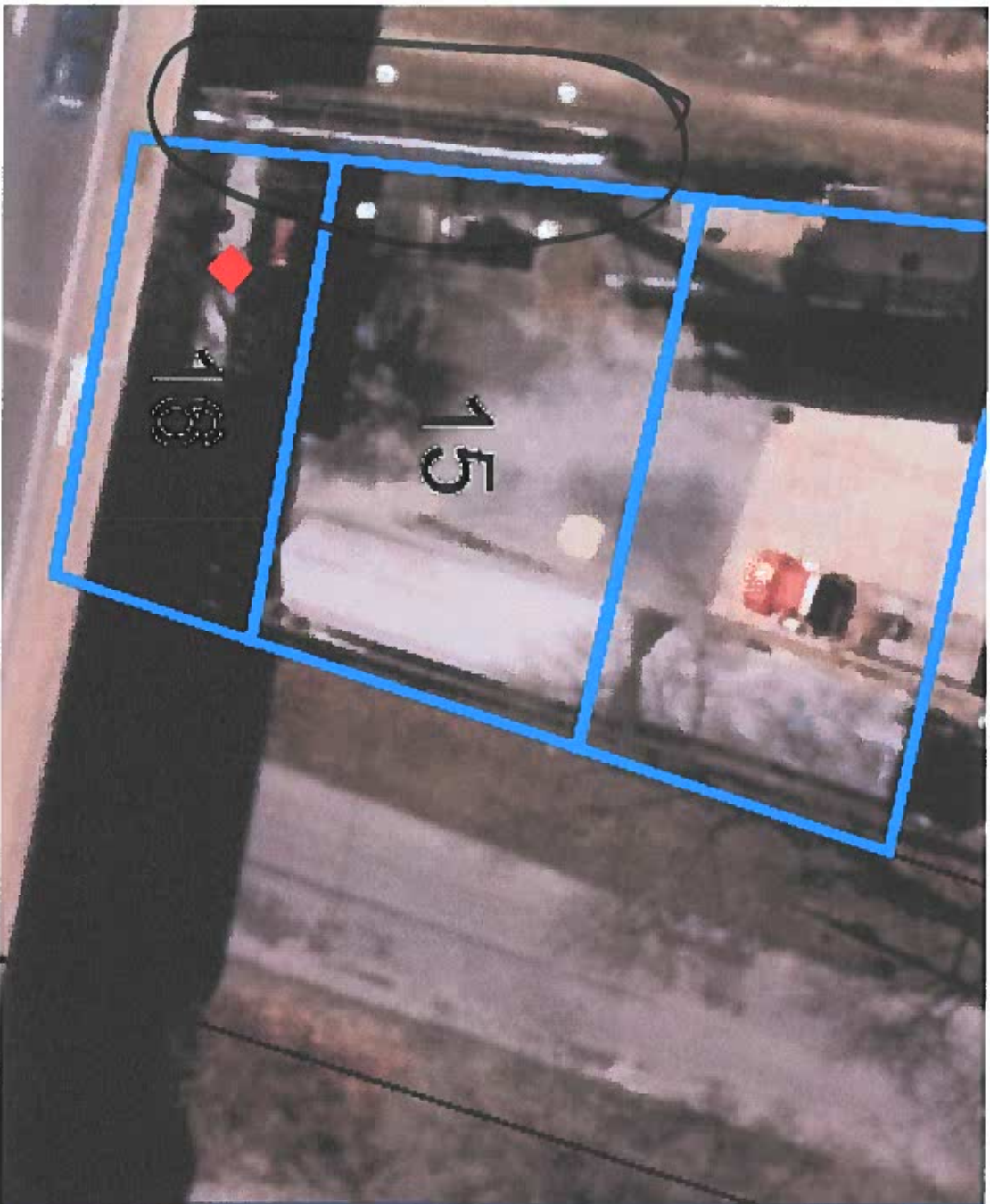
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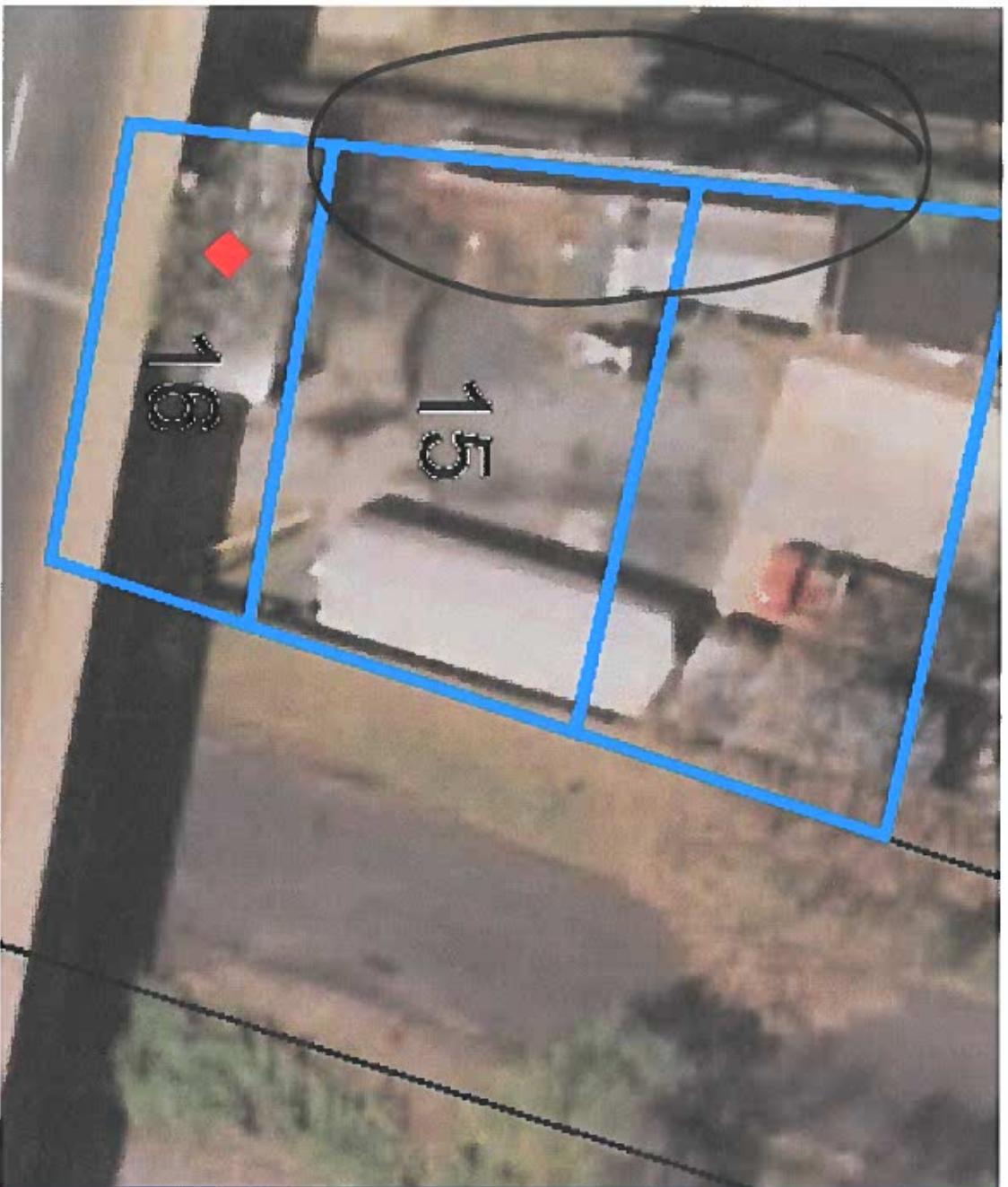
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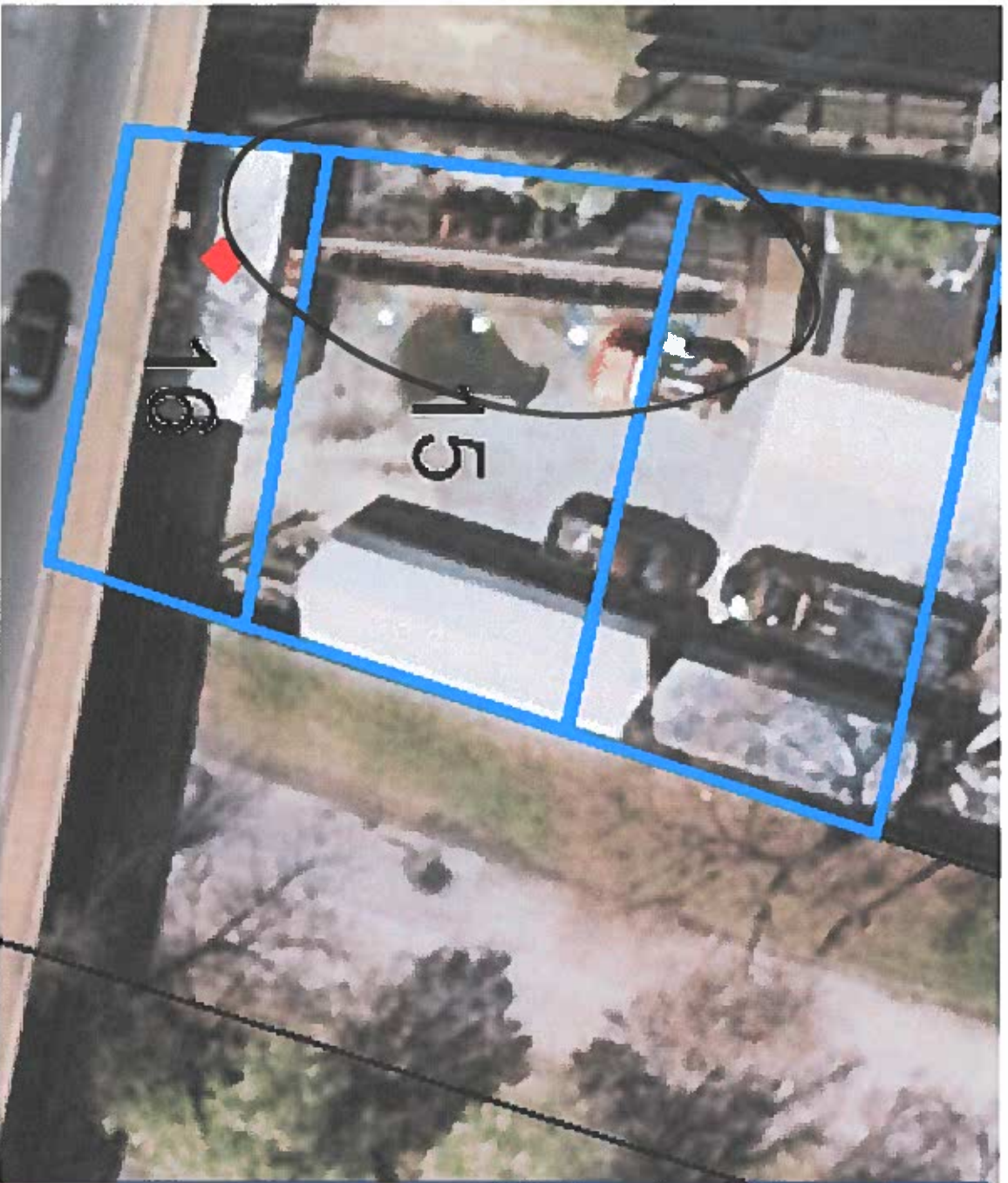
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- 2005 Grayscale - 6 inch
- Color_2000_1_Foot



Layers



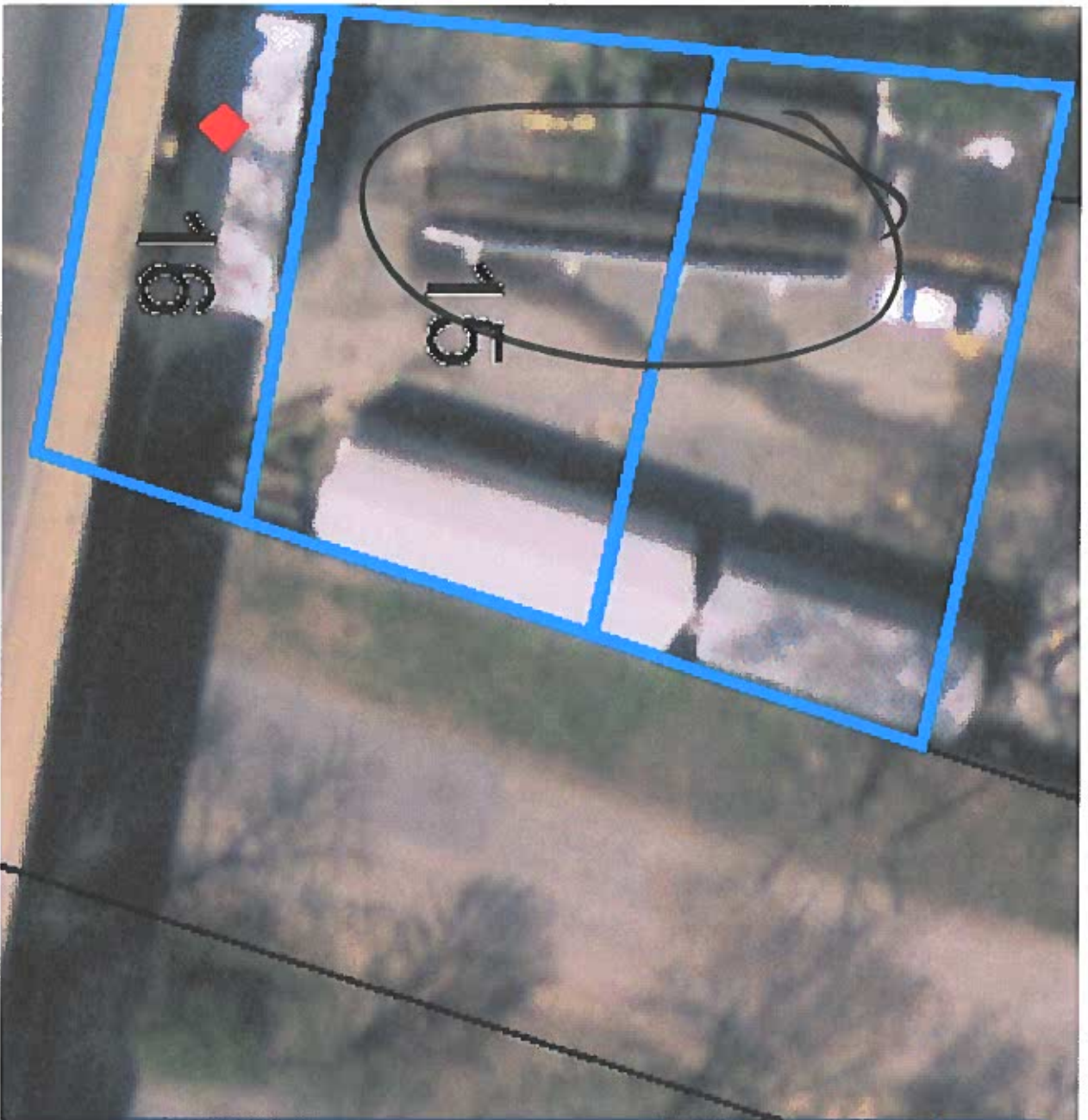
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Layers



- 2016 Color - 9 inch
- 2014 Color - 6 inch
- 2011 Color - 6 inch
- 2009 Color - 6 inch
- 2009 Color Infrared - 6 inch
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch
- 2005 Color - 6 inch
- 2005 Grayscale - 6 inch
- Color_2000_1_Foot



Layers



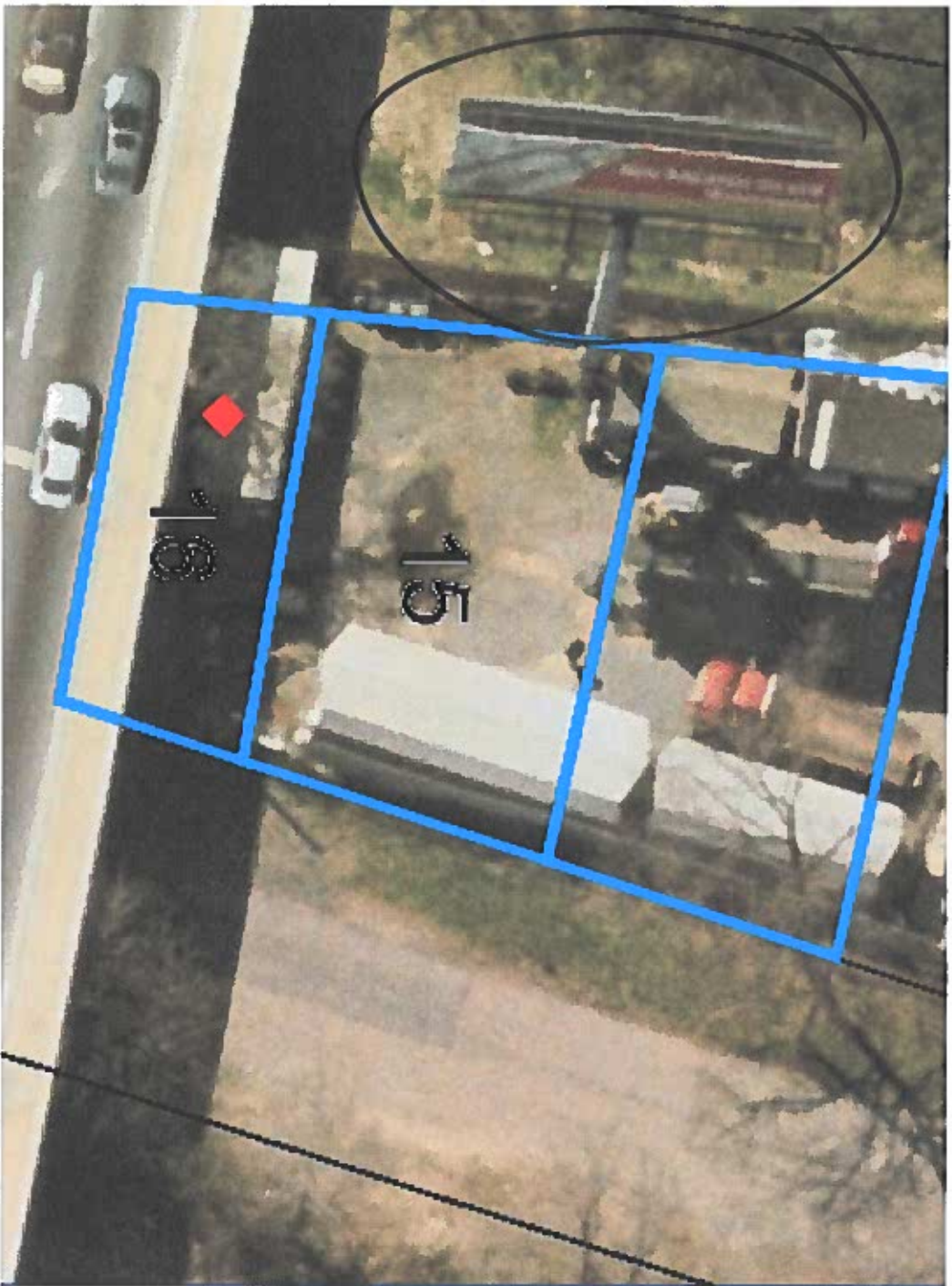
- 2016 Color - 9 inch
- 2014 Color - 6 inch
- 2011 Color - 6 inch
- 2009 Color - 6 inch
- 2009 Color Infrared - 6 inch
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch
- 2005 Color - 6 inch
- 2005 Grayscale - 6 inch
- Color_2000_1_Foot



Layers



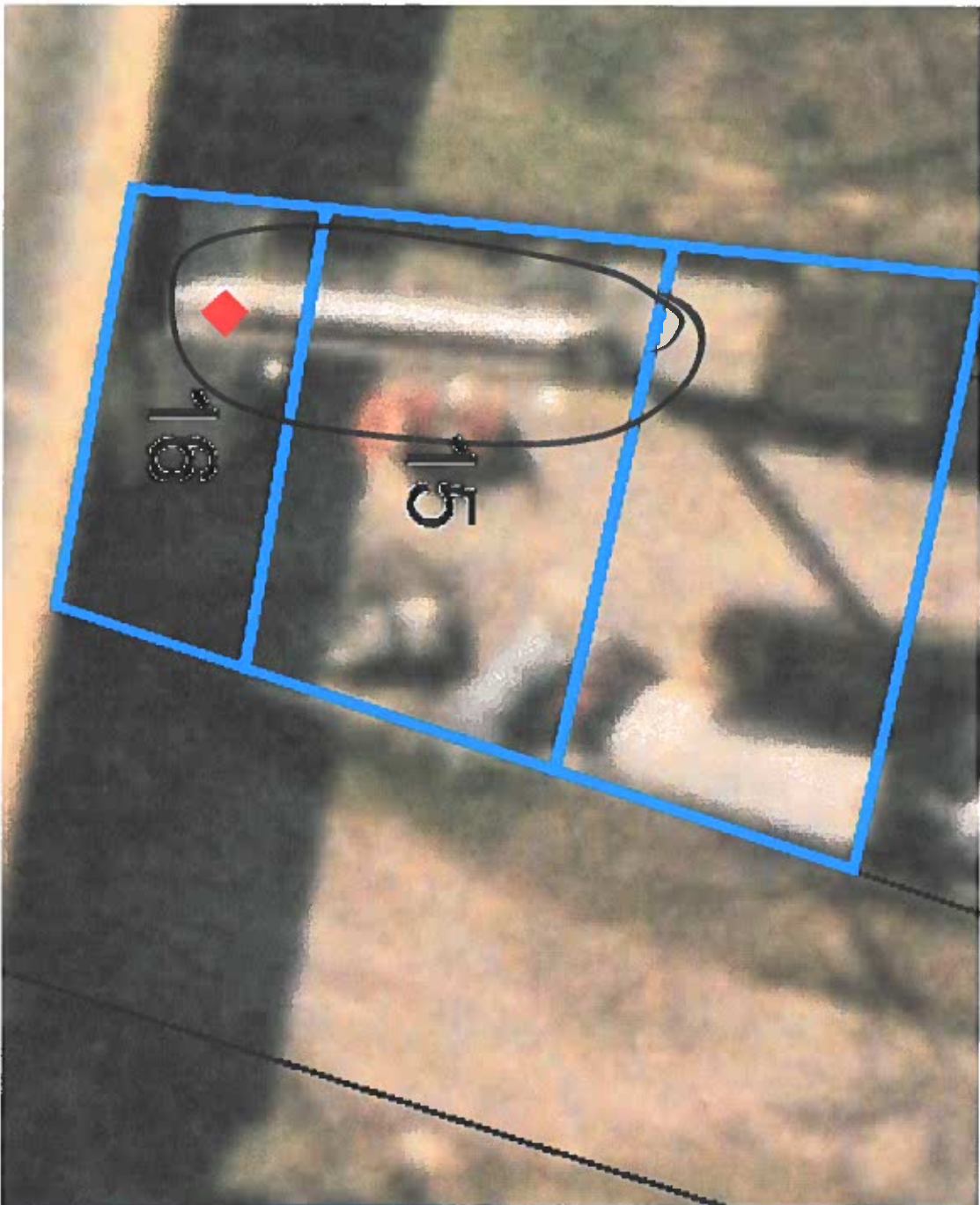
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch
- 2005 Color - 6 inch
- 2005 Grayscale - 6 inch
- Color_2000_1_Foot
- 2000 Grayscale - 1 foot
- 1998 Color - 1 foot
- 1998 Grayscale - 1 foot
- 1993 Grayscale - 1 foot
- 1984 Grayscale - 1 foot
- 1980 Grayscale - 1 foot



Layers



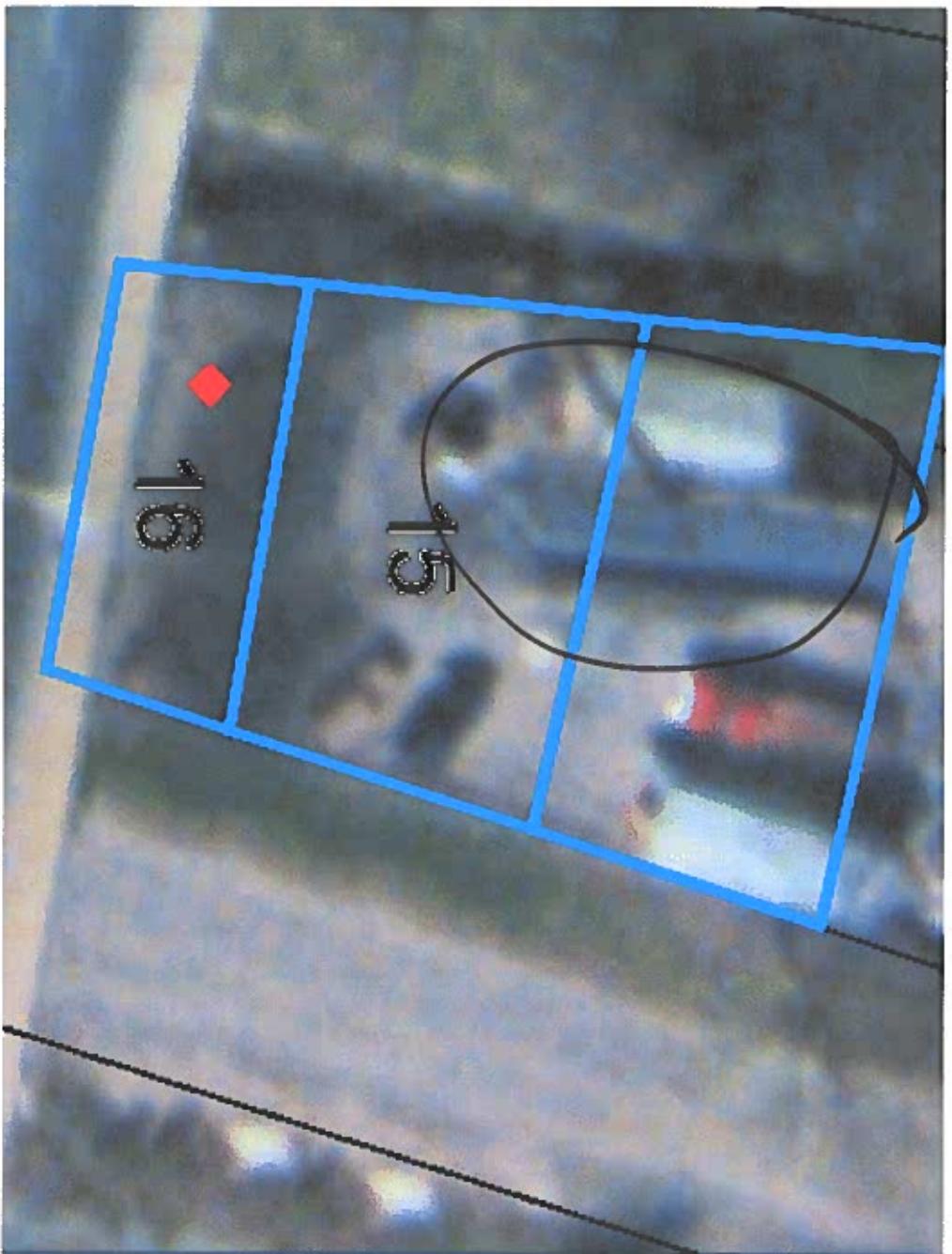
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch
- 2005 Color - 6 inch
- 2005 Grayscale - 6 inch
- Color_2000_1_Foot
- 2000 Grayscale - 1 foot
- 1998 Color - 1 foot
- 1998 Grayscale - 1 foot
- 1993 Grayscale - 1 foot
- 1984 Grayscale - 1 foot



Layers



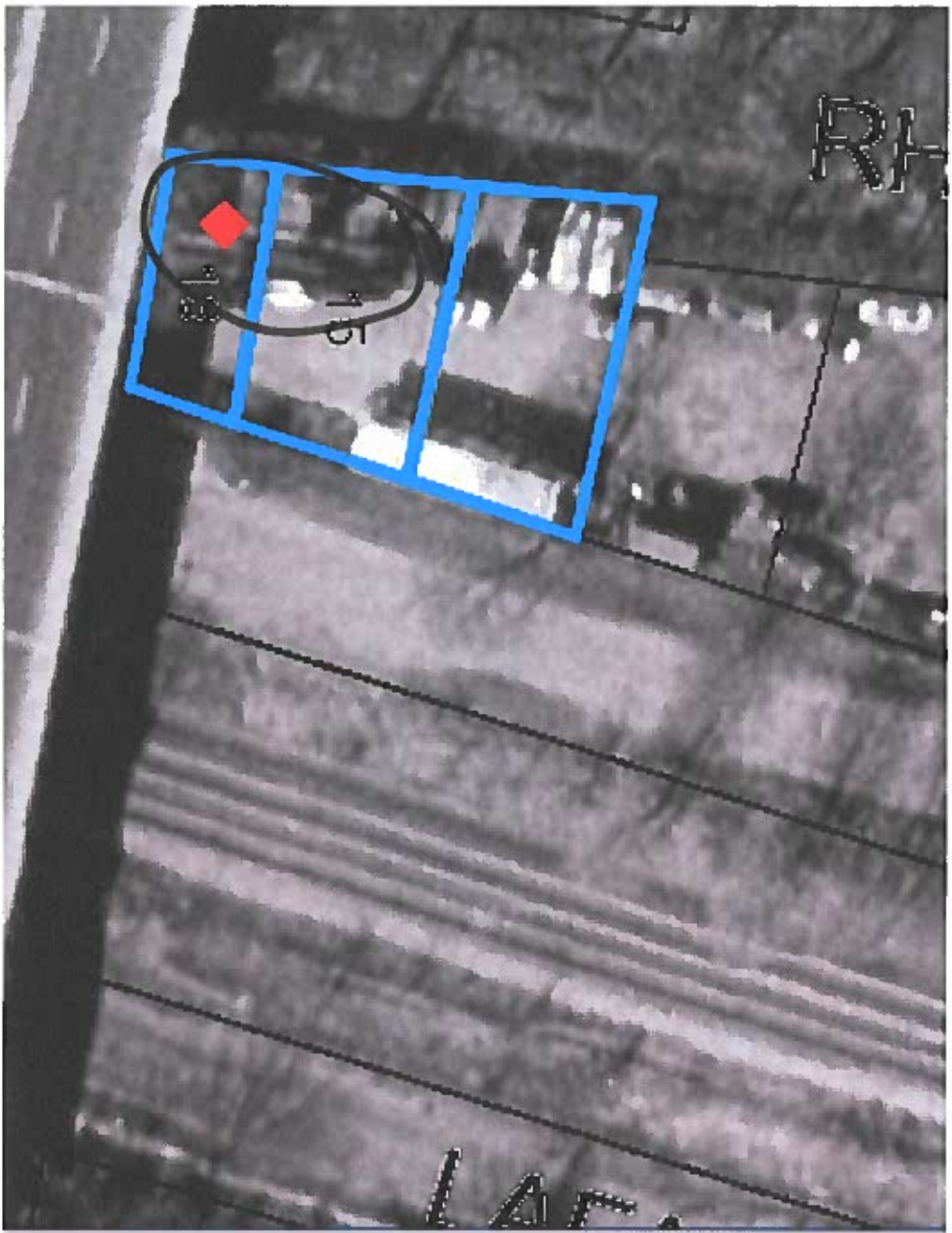
- 2007 Color - 6 inch
- 2006 Color (Partial) - 6 inch
- 2005 Color - 6 inch
- 2005 Grayscale - 6 inch
- Color_2000_1_Foot
- 2000 Grayscale - 1 foot
- 1998 Color - 1 foot
- 1998 Grayscale - 1 foot
- 1993 Grayscale - 1 foot
- 1984 Grayscale - 1 foot



Layers



- Color_2000_1_Foot
- 2000 Grayscale - 1 foot
- 1998 Color - 1 foot
- 1998 Grayscale - 1 foot
- 1993 Grayscale - 1 foot
- 1984 Grayscale - 1 foot
- 1980 Grayscale - 1 foot
- 1977 Grayscale - 1 foot
- 1965 Grayscale - 1 foot
- 1938 Grayscale 1 foot



- Color_2000_1_Foot
- 2000 Grayscale - 1 foot
- 1998 Color - 1 foot
- 1998 Grayscale - 1 foot
- 1993 Grayscale - 1 foot
- 1984 Grayscale - 1 foot
- 1980 Grayscale - 1 foot
- 1977 Grayscale - 1 foot
- 1965 Grayscale - 1 foot
- 1938 Grayscale 1 foot
- 1861 Martenat Man

Panel History Report

Print Date - Time 2/10/2020 - 11:20:56AM

User Robert White

Report# 0093

Sold Detail for the Period 01/01/2015 To 02/29/2020

Panel #	Area	Sales Address Description	Alt Book	Design Code	Design Description	Media Product			Posting Finish	Booking Status Type
						Booking Start	Booking End	Date Posted		
Bulletin 14x48										
000716 / 100459	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd FW - 2			Bulletin 14x48					
BW10028995	CLEARCHANNEL RADIO DC- EBIT B 1/ N	D22868 98.7	N			1/1/15	1/28/15	1/14/15		Without Notice Sold Sold
NS20344	BOSTON MARKET P/BTS/DB/DTS	D28282 STOP COOKING START CELEBF	N			1/16/15	12/27/15	1/17/15		Guaranteee Sold Sold
BW10031192	SAFEWAY (HYATTSVILLE) B/P 3/16	D28985 COMING SOON - NEW SAFEWA	N			3/21/16	4/24/16	3/22/16		Guaranteee Sold Sold
BW10031192	SAFEWAY (HYATTSVILLE) B/P 3/16	D29022 NOW OPEN - NEW SAFEWAY	N			3/21/16	4/24/16	4/6/16		Guaranteee Sold Sold
BW10031366	THE CARPIO LAW FIRM B 4/16	D26227 ABOGADO	N			4/25/16	10/9/16	4/25/16		Guaranteee Sold Sold
BW10032345	THE CARPIO LAW FIRM B 10/16		N			10/10/16	4/23/17			Guaranteee Sold Sold
BW10033116	AD COUNCIL B 1/17	D16386 AD COUNCIL	N			4/24/17	4/30/17			Non-Guaranteee Sold Sold
BW10034235	OLD LINE BANK B 7/17	D32211 GROWING TO SERVE YOU BET	N			7/3/17	7/30/17	7/26/17		Guaranteee Sold Sold
BW10034317	PCS METRO CORP B 7/17	D32131 we cover 99% of people in the US	N			7/31/17	10/1/17	8/2/17		Guaranteee Sold Sold
BW10034552	METRO PCS P/BTS 10/17	D32936 FREE PHONE YOUR CHOICE	N			10/2/17	12/31/17	11/7/17		Guaranteee Sold Sold
BW10035005	AD COUNCIL B 1/18	D16386 AD COUNCIL	N			1/8/18	1/14/18	1/10/18		Non-Guaranteee Sold Sold
1004676-NSG	Carvana, Lic - Carvana- January Blast - (D33441 7 days to test own sure beats a 7 r	N			2/12/18	3/11/18	2/15/18		Guaranteee Sold Sold
BW10035005	AD COUNCIL B 1/18	D18489 COVER...RETURN CURRENT VII	N			4/9/18	4/15/18	4/18/18		Non-Guaranteee Sold Sold
1008970-NSG	The Allstate Corporation - Multi-Market D	D34158 1+1=25% OFF	N			5/14/18	10/7/18	5/16/18		Guaranteee Sold Sold
1040831-BWI	U.S. Department of Veterans Affairs - PS	D36411 BE THERE	N			3/25/19	4/21/19	3/25/19		Non-Guaranteee Sold Sold
1064116-BWI	U.S. Department of Veterans Affairs - PS	D38043 HELP PREVENT SUICIDE	N			10/14/19	11/17/19	10/10/19		Non-Guaranteee Sold Sold
1066044-NSG	Boston Beer Co - Truly - College Target - N	D38424 drink what you truly want	N			11/18/19	12/15/19	12/6/19		Guaranteee Sold Sold

Total Days Scheduled 973

GREG PRENDABLE - 100459

Recognized Panel Revenue*Total	Revenue Gross	Revenue Net	Revenue Realized	Period From Date	Period To Date	Recognized Date
TOTAL 2003	5,000.00	5,000.00	5,000.00	11/1/2003	11/30/2003	12/1/2003
	2,781.82	651.09	651.09	12/1/2003	12/31/2003	1/5/2004
	7,781.82	5,651.09	5,651.09			
	5,452.00	4,543.15	4,543.15	1/1/2004	1/31/2004	2/2/2004
	0.00	0.00	0.00	2/1/2004	2/29/2004	3/1/2004
	5,700.00	4,749.81		5/1/2004	5/31/2004	6/1/2004
	5,700.00	4,749.81		6/1/2004	6/30/2004	7/1/2004
	2,850.00	2,374.90		7/1/2004	7/31/2004	7/30/2004
	5,906.00	4,921.86		9/1/2004	9/30/2004	10/1/2004
	6,544.00	5,563.38		11/1/2004	11/30/2004	11/29/2004
TOTAL 2004	32,152.00	26,902.91	4,543.15			
	8,008.63	6,673.59		3/1/2005	3/31/2005	3/31/2005
	8,008.63	6,673.59		4/1/2005	4/30/2005	4/29/2005
	3,248.00	3,248.00		5/1/2005	5/31/2005	5/31/2005
	3,248.00	3,248.00		6/1/2005	6/30/2005	6/29/2005
	3,248.00	3,248.00		7/1/2005	7/31/2005	7/27/2005
	3,248.00	3,248.00		8/1/2005	8/31/2005	9/2/2005
	3,248.00	3,248.00		9/1/2005	9/30/2005	9/30/2005
	5,445.00	5,445.00		10/1/2005	10/31/2005	11/1/2005
	6,316.22	6,316.22		11/1/2005	11/30/2005	11/30/2005
TOTAL 2005	44,018.48	41,348.40				
	6,500.00	6,500.00		2/1/2006	2/28/2006	2/28/2006
	7,499.98	7,499.98		3/1/2006	3/31/2006	4/3/2006
	967.38	967.38		7/1/2006	7/31/2006	7/31/2006
	5,875.00	5,875.00		8/1/2006	8/31/2006	8/31/2006
	560.25	560.25		9/1/2006	9/30/2006	10/2/2006
	923.72	923.72		10/1/2006	10/31/2006	10/31/2006
	970.80	970.80		11/1/2006	11/30/2006	11/30/2006
	0.00	0.00		12/1/2006	12/31/2006	1/2/2007
TOTAL 2006	23,297.13	23,297.13				
	6,460.54	6,460.54		1/1/2007	1/31/2007	2/1/2007
	377.86	377.86		7/1/2007	7/31/2007	8/3/2007
	4,912.14	4,912.14		8/1/2007	8/31/2007	8/3/2007

TOTAL 2007	11,750.54	11,750.54	4/1/2008	4/30/2008	4/30/2008
	530.36	530.36	5/1/2008	5/31/2008	5/30/2008
	5,558.00	5,558.00	6/1/2008	6/30/2008	6/30/2008
	4,562.91	4,562.91	7/1/2008	7/31/2008	6/30/2008
	972.32	972.32			
TOTAL 2008	11,623.59	11,623.59	2/1/2009	2/28/2009	2/27/2009
	2,410.71	2,410.71	3/1/2009	3/31/2009	2/27/2009
	89.29	89.29	5/1/2009	5/31/2009	6/3/2009
	1,687.50	1,687.50	6/1/2009	6/30/2009	6/3/2009
	5,062.50	5,062.50			
	9,250.00	9,250.00			
TOTAL 2009	4,401.78	4,401.78	3/1/2010	3/31/2010	4/1/2010
	2,848.21	2,848.21	4/1/2010	4/30/2010	4/1/2010
	7,249.99	7,249.99			
TOTAL 2010	785.71	785.71	10/1/2011	10/31/2011	10/31/2011
	428.76	428.76	11/1/2011	11/30/2011	11/30/2011
	35.75	35.75	12/1/2011	12/31/2011	11/30/2011
TOTAL 2011	1,250.22	1,250.22			
	0.00	0.00	12/1/2012	12/31/2012	12/31/2012
TOTAL 2012	0.00	0.00			
	0.00	0.00	1/1/2013	1/31/2013	1/31/2013
	0.00	0.00	2/1/2013	2/28/2013	2/28/2013
	0.00	0.00	3/1/2013	3/31/2013	3/29/2013
	0.00	0.00	4/1/2013	4/30/2013	4/30/2013
	0.00	0.00	5/1/2013	5/31/2013	5/31/2013
	0.00	0.00	6/1/2013	6/30/2013	6/28/2013
	11,288.12	11,288.12	7/1/2013	7/31/2013	7/31/2013
	3,744.87	3,744.87	9/1/2013	9/30/2013	9/30/2013
	5,776.62	5,776.62	10/1/2013	10/31/2013	10/31/2013
	1,471.47	1,471.47	11/1/2013	11/30/2013	11/27/2013
	1,284.76	1,284.76	12/1/2013	12/31/2013	12/31/2013
	1,902.22	1,902.22			
TOTAL 2013	25,468.06	25,468.06			
	4,178.57	4,178.57	11/1/2015	11/30/2015	11/30/2015
	7,521.43	7,521.43	12/1/2015	12/31/2015	12/31/2015

TOTAL 2015	11,700.00	11,700.00							
	2,659.25	2,659.25	3/1/2016	3/31/2016	3/31/2016				
	6,016.29	6,016.29	4/1/2016	4/30/2016	4/29/2016				
	1,107.14	1,107.14	5/1/2016	5/31/2016	5/31/2016				
	1,071.43	1,071.43	6/1/2016	6/30/2016	6/30/2016				
	1,107.14	1,107.14	7/1/2016	7/31/2016	6/30/2016				
	1,107.14	1,107.14	8/1/2016	8/31/2016	6/30/2016				
	1,071.43	1,071.43	9/1/2016	9/30/2016	6/30/2016				
	1,107.14	1,107.14	10/1/2016	10/31/2016	10/31/2016				
	1,071.43	1,071.43	11/1/2016	11/30/2016	11/30/2016				
	1,107.14	1,107.14	12/1/2016	12/31/2016	12/30/2016				
TOTAL 2016	17,425.53	17,425.53							
	1,107.15	1,107.15	1/1/2017	1/31/2017	1/31/2017				
	1,000.00	1,000.00	2/1/2017	2/28/2017	2/28/2017				
	1,107.14	1,107.14	3/1/2017	3/31/2017	3/31/2017				
	821.43	821.43	4/1/2017	4/30/2017	3/31/2017				
	2,607.14	2,607.14	7/1/2017	7/31/2017	7/31/2017				
	3,321.43	3,321.43	8/1/2017	8/31/2017	8/31/2017				
	3,214.29	3,214.29	9/1/2017	9/30/2017	9/29/2017				
	2,892.85	2,892.85	10/1/2017	10/31/2017	10/31/2017				
	2,785.72	2,785.72	11/1/2017	11/30/2017	11/30/2017				
	2,878.57	2,878.57	12/1/2017	12/31/2017	12/29/2017				
TOTAL 2017	21,735.72	21,735.72							
	1,214.28	1,214.28	2/1/2018	2/28/2018	2/9/2018				
	785.71	785.71	3/1/2018	3/31/2018	2/9/2018				
	5,844.16	5,844.16	5/1/2018	5/31/2018	5/31/2018				
	9,740.26	9,740.26	6/1/2018	6/30/2018	6/29/2018				
	10,064.87	10,064.87	7/1/2018	7/31/2018	7/31/2018				
	10,064.92	10,064.92	8/1/2018	8/31/2018	8/31/2018				
	9,740.26	9,740.26	9/1/2018	9/30/2018	9/28/2018				
	2,272.73	2,272.73	10/1/2018	10/31/2018	10/31/2018				
TOTAL 2018	49,727.19	49,727.19							
	2,437.50	2,437.50	11/1/2019	11/30/2019	11/27/2019				
	2,812.50	2,812.50	12/1/2019	12/31/2019	11/27/2019				
	1,218.76	1,218.76							
	1,406.26	1,406.26							

TOTAL 2019	5,250.00	5,250.00	2,625.02
Grand Total	279,680.27	269,630.37	12,819.26

GREGORY PRENDABLE - 100459



Panel History Report

Print Date - Time 2/10/2020 - 11:18:51AM

User Robert White

Report# 0093

Sold Detail for the Period 01/01/2015 To 02/29/2020

Panel #	Area	Sales Address Description	Media Product	Booking Start	Booking End	Date Posted	Posting Finish	Booking Status Type
Bulletin 14x48								
000716 / 100448 Riverdale								
000028364	SAIONTZ AND KIRK B 9/14		Bulletin 14x48	3/16/15	4/12/15	3/19/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14			4/13/15	5/10/15	4/13/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15			5/11/15	5/17/15			Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15			5/18/15	8/9/15	5/18/15		Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15			5/18/15	8/9/15	6/16/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14			8/31/15	9/27/15	9/4/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15			9/28/15	10/4/15			Guarantee Sold Sold
BW10030738	GEICO DC B 3/16			10/5/15	11/15/15	10/7/15		Guarantee Sold Sold
BW10032654	MD STATE HIGHWAY SAFETY (TRUC			3/7/16	10/30/16	3/8/16		Guarantee Sold Sold
BW10033116	AD COUNCIL B 1/17			11/21/16	12/18/16	11/21/16		Guarantee Sold Sold
BW10033461	Aaa CLUB ALLIANCE INC B 3/17			1/23/17	1/29/17	1/25/17		Non-Guarantee Sold Sold
NS25560	WHOLE FOODS TS 3/17			3/6/17	4/2/17	3/8/17		Guarantee Sold Sold
BW10033047	GEICO DC B 3/17			4/17/17	5/14/17	4/21/17		Guarantee Sold Sold
BW10034203	THE DENTAL GROUP B 11/17			5/15/17	11/19/17	5/19/17		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18			5/12/18	5/27/18	5/24/18		Non-Guarantee Sold Sold
NS736093	Metro PCS - B/TS 5/18			6/4/18	7/1/18	6/6/18		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18			7/9/18	7/15/18	7/10/18		Non-Guarantee Sold Sold
1008808	NSG Metro PCS - Metro PCS 2018_Natl Q3 - 1			8/20/18	9/16/18	8/22/18		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18			9/17/18	9/23/18	9/19/18		Non-Guarantee Sold Sold
1025606	BWI Mall at Prince Georges - Fire Sale 10044			10/22/18	12/16/18	10/24/18		Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19			2/4/19	2/10/19	2/7/19		Non-Guarantee Sold Sold
1040419	BWI Alvernia University - Southern MD Static			3/18/19	4/14/19	3/19/19		Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19			4/15/19	4/21/19	4/17/19		Non-Guarantee Sold Sold
1035800	NSG Diageo North America Inc - BW1 Guinness			5/6/19	6/30/19	5/7/19		Guarantee Sold Sold
1038113	NSG Coca Cola Company - Gold Peak Tea - 0			7/1/19	8/25/19	7/3/19		Guarantee Sold Sold
1058552	ATL Be The Match Foundation - MultipleMark			9/9/19	10/6/19	9/12/19		Guarantee Sold Sold
1037622	BWI Mall at Prince Georges - 100448 Perm -			10/7/19	12/29/19	10/10/19		Guarantee Sold Sold
1070395	BWI Geico Corporation - DC AUTO BRAND -			2/3/20	4/12/20			Guarantee Sold Sold
Total Days Scheduled				1,463				

Greg PENDABILE - 160448

Recognized Panel Revenue*Total	Revenue Gross	Revenue Net	Revenue Realized	Period From Date	Period To Date	Recognized Date
TOTAL 2003	5,290.00	4,408.16	4,408.16	11/1/2003	11/30/2003	12/1/2003
	4,480.00	4,480.00	4,480.00	12/1/2003	12/31/2003	1/5/2004
	9,770.00	8,888.16	8,888.16			
	5,725.24	4,771.22		5/1/2004	5/31/2004	6/1/2004
	5,725.24	4,771.22		6/1/2004	6/30/2004	7/1/2004
	5,725.24	4,771.22		7/1/2004	7/31/2004	7/30/2004
	5,725.24	4,771.22		8/1/2004	8/31/2004	8/31/2004
	6,400.00	5,333.12		9/1/2004	9/30/2004	10/1/2004
	6,544.00	5,563.38		10/1/2004	10/31/2004	11/1/2004
	4,344.11	4,344.11		11/1/2004	11/30/2004	11/29/2004
	4,344.11	4,344.11		12/1/2004	12/31/2004	1/3/2005
TOTAL 2004	44,533.18	38,669.60				
	5,000.00	5,000.00		1/1/2005	1/31/2005	2/1/2005
	5,000.00	5,000.00		2/1/2005	2/28/2005	2/28/2005
	6,043.17	6,043.17		4/1/2005	4/30/2005	4/29/2005
	8,601.80	7,167.88		6/1/2005	6/30/2005	6/29/2005
	(645.80)	788.12		7/1/2005	7/31/2005	7/27/2005
	5,530.00	5,530.00		8/1/2005	8/31/2005	9/2/2005
	7,999.75	6,666.19		9/1/2005	9/30/2005	9/30/2005
	7,800.50	6,500.16		10/1/2005	10/31/2005	11/1/2005
	1,157.14	1,157.14		11/1/2005	11/30/2005	11/30/2005
	7,500.00	7,500.00		12/1/2005	12/31/2005	1/3/2006
TOTAL 2005	53,986.56	51,352.66				
	967.38	967.38		7/1/2006	7/31/2006	7/31/2006
	5,875.00	5,875.00		8/1/2006	8/31/2006	8/31/2006
	560.25	560.25		9/1/2006	9/30/2006	10/2/2006
	5,000.00	5,000.00		10/1/2006	10/31/2006	10/31/2006
	5,535.00	5,535.00		11/1/2006	11/30/2006	11/30/2006
	0.00	0.00		12/1/2006	12/31/2006	1/2/2007
TOTAL 2006	17,937.63	17,937.63				
	8,050.00	8,050.00		1/1/2007	1/31/2007	2/1/2007
	6,800.55	6,800.55		3/1/2007	3/31/2007	4/2/2007
	13,601.09	13,601.09		4/1/2007	4/30/2007	5/1/2007

8,500.67	8,500.67	5/1/2007	5/31/2007	6/1/2007
2,125.17	2,125.17	6/1/2007	6/30/2007	7/5/2007
3,808.00	3,808.00	7/1/2007	7/31/2007	8/3/2007
2,856.00	2,856.00	8/1/2007	8/31/2007	8/3/2007
6,937.50	6,937.50	9/1/2007	9/30/2007	10/1/2007
10,241.07	10,241.07	10/1/2007	10/31/2007	10/31/2007
1,321.43	1,321.43	11/1/2007	11/30/2007	10/31/2007
64,241.48	64,241.48			
7,024.46	7,024.46	1/1/2008	1/31/2008	2/1/2008
5,066.83	5,066.83	2/1/2008	2/29/2008	2/1/2008
2,954.46	2,954.46	5/1/2008	5/31/2008	5/30/2008
6,817.98	6,817.98	6/1/2008	6/30/2008	6/30/2008
7,045.25	7,045.25	7/1/2008	7/31/2008	7/31/2008
7,045.25	7,045.25	8/1/2008	8/31/2008	9/2/2008
1,590.86	1,590.86	9/1/2008	9/30/2008	9/2/2008
6,707.09	6,707.09	10/1/2008	10/31/2008	11/4/2008
4,127.44	4,127.44	11/1/2008	11/30/2008	12/1/2008
48,379.62	48,379.62			
1,625.00	1,625.00	1/1/2009	1/31/2009	1/30/2009
3,500.00	3,500.00	2/1/2009	2/28/2009	2/27/2009
3,875.00	3,875.00	3/1/2009	3/31/2009	3/31/2009
3,750.00	3,750.00	4/1/2009	4/30/2009	5/4/2009
6,614.56	6,614.56	5/1/2009	5/31/2009	6/3/2009
7,663.66	7,663.66	6/1/2009	6/30/2009	6/30/2009
1,277.28	1,277.28	7/1/2009	7/31/2009	6/30/2009
(2,125.17)	(2,125.17)	9/1/2009	9/30/2009	10/1/2009
225.00	225.00	11/1/2009	11/30/2009	12/1/2009
6,075.00	6,075.00	12/1/2009	12/31/2009	12/1/2009
32,480.33	32,480.33			
2,250.00	2,250.00	1/1/2010	1/31/2010	2/2/2010
9,000.00	9,000.00	2/1/2010	2/28/2010	3/1/2010
9,964.29	9,964.29	3/1/2010	3/31/2010	4/1/2010
5,785.71	5,785.71	4/1/2010	4/30/2010	4/1/2010
250.00	250.00	5/1/2010	5/31/2010	6/2/2010

TOTAL 2008

TOTAL 2009

7,500.00	7,500.00	6/1/2010	6/30/2010	6/30/2010
6,250.00	6,250.00	7/1/2010	7/31/2010	6/30/2010
5,142.86	5,142.86	8/1/2010	8/31/2010	9/1/2010
9,642.85	9,642.85	9/1/2010	9/30/2010	10/1/2010
6,589.29	6,589.29	10/1/2010	10/31/2010	11/2/2010
1,125.00	1,125.00	11/1/2010	11/30/2010	11/2/2010
63,500.00	63,500.00			
TOTAL 2010				
3,750.00	3,750.00	1/1/2011	1/31/2011	2/2/2011
3,250.00	3,250.00	2/1/2011	2/28/2011	2/2/2011
50.00	50.00	5/1/2011	5/31/2011	5/31/2011
7,950.00	7,950.00	6/1/2011	6/30/2011	6/30/2011
6,000.00	6,000.00	7/1/2011	7/31/2011	6/30/2011
6,900.00	6,900.00	10/1/2011	10/31/2011	10/31/2011
2,500.00	2,500.00	11/1/2011	11/30/2011	11/30/2011
30,400.00	30,400.00			

TOTAL 2011

1,125.00	1,125.00	1/1/2012	1/31/2012	1/31/2012
2,375.00	2,375.00	2/1/2012	2/29/2012	1/31/2012
9,046.20	9,046.20	6/1/2012	6/30/2012	6/29/2012
9,987.72	9,987.72	7/1/2012	7/31/2012	7/31/2012
4,207.14	4,207.14	8/1/2012	8/31/2012	8/31/2012
4,071.43	4,071.43	9/1/2012	9/30/2012	9/28/2012
4,207.14	4,207.14	10/1/2012	10/31/2012	10/30/2012
4,071.43	4,071.43	11/1/2012	11/30/2012	11/30/2012
4,207.14	4,207.14	12/1/2012	12/31/2012	12/31/2012
43,298.20	43,298.20			
TOTAL 2012				
1,764.29	1,764.29	1/1/2013	1/31/2013	12/31/2012
6,035.71	6,035.71	5/1/2013	5/31/2013	5/31/2013
6,964.29	6,964.29	6/1/2013	6/30/2013	6/28/2013
7,000.00	7,000.00	7/1/2013	7/31/2013	7/3/2013
619.05	619.05	8/1/2013	8/31/2013	8/30/2013
380.95	380.95	9/1/2013	9/30/2013	8/30/2013
10,000.00	10,000.00	10/1/2013	10/31/2013	10/31/2013
7,152.50	7,152.50	11/1/2013	11/30/2013	11/27/2013
2,381.00	2,381.00	12/1/2013	12/31/2013	11/27/2013

TOTAL 2013	42,297.79	42,297.79							
	4,675.00	4,675.00	4/1/2014	4/30/2014	4/30/2014				
	3,025.00	3,025.00	5/1/2014	5/31/2014	4/30/2014				
	3,025.00	3,025.00	7/1/2014	7/31/2014	7/31/2014				
	8,525.00	8,525.00	8/1/2014	8/31/2014	8/29/2014				
	3,850.00	3,850.00	9/1/2014	9/30/2014	8/29/2014				
	4,178.57	4,178.57	10/1/2014	10/31/2014	10/31/2014				
	321.43	321.43	11/1/2014	11/30/2014	10/31/2014				
TOTAL 2014	27,600.00	27,600.00							
	628.57	628.57	3/1/2015	3/31/2015	3/31/2015				
	1,178.57	1,178.57	4/1/2015	4/30/2015	4/30/2015				
	5,760.36	5,760.36	5/1/2015	5/31/2015	5/29/2015				
	11,501.78	11,501.78	6/1/2015	6/30/2015	6/12/2015				
	11,885.17	11,885.17	7/1/2015	7/31/2015	7/10/2015				
	3,489.83	3,489.83	8/1/2015	8/31/2015	8/31/2015				
	1,060.71	1,060.71	9/1/2015	9/30/2015	8/31/2015				
	9,546.43	9,546.43	10/1/2015	10/31/2015	10/30/2015				
	5,303.57	5,303.57	11/1/2015	11/30/2015	11/30/2015				
TOTAL 2015	50,354.99	50,354.99							
	5,967.86	5,967.86	3/1/2016	3/31/2016	3/31/2016				
	7,160.65	7,160.65	4/1/2016	4/30/2016	4/29/2016				
	7,400.12	7,400.12	5/1/2016	5/31/2016	5/31/2016				
	7,161.43	7,161.43	6/1/2016	6/30/2016	6/30/2016				
	7,400.14	7,400.14	7/1/2016	7/31/2016	7/29/2016				
	7,400.14	7,400.14	8/1/2016	8/31/2016	8/31/2016				
	7,161.43	7,161.43	9/1/2016	9/30/2016	9/30/2016				
	7,161.43	7,161.43	10/1/2016	10/31/2016	10/31/2016				
	892.86	892.86	11/1/2016	11/30/2016	11/30/2016				
	1,607.14	1,607.14	12/1/2016	12/31/2016	11/30/2016				
TOTAL 2016	59,313.20	59,313.20							
	1,857.14	1,857.14	3/1/2017	3/31/2017	3/31/2017				
	5,066.04	5,066.04	4/1/2017	4/30/2017	4/28/2017				
	8,180.20	8,180.20	5/1/2017	5/31/2017	5/31/2017				
	7,232.03	7,232.03	6/1/2017	6/30/2017	6/30/2017				

	7,472.78	7,472.78	7/1/2017	7/31/2017	7/31/2017
	7,472.84	7,472.84	8/1/2017	8/31/2017	8/31/2017
	7,232.14	7,232.14	9/1/2017	9/30/2017	9/29/2017
	7,473.21	7,473.21	10/1/2017	10/31/2017	10/31/2017
	6,399.29	6,399.29	11/1/2017	11/30/2017	11/30/2017
	5,126.07	5,126.07	12/1/2017	12/31/2017	12/29/2017
TOTAL 2017	63,511.74	63,511.74			
	5,126.07	5,126.07	1/1/2018	1/31/2018	1/31/2018
	4,630.00	4,630.00	2/1/2018	2/28/2018	2/28/2018
	5,126.07	5,126.07	3/1/2018	3/31/2018	3/30/2018
	4,960.72	4,960.72	4/1/2018	4/30/2018	4/30/2018
	992.14	992.14	5/1/2018	5/31/2018	4/30/2018
	5,042.57	5,042.57	6/1/2018	6/30/2018	6/29/2018
	186.76	186.76	7/1/2018	7/31/2018	6/29/2018
	4,407.86	4,407.86	8/1/2018	8/31/2018	8/17/2018
	5,877.14	5,877.14	9/1/2018	9/30/2018	8/17/2018
	803.57	803.57	10/1/2018	10/31/2018	10/31/2018
	2,410.72	2,410.72	11/1/2018	11/30/2018	11/30/2018
	1,285.71	1,285.71	12/1/2018	12/31/2018	11/30/2018
TOTAL 2018	40,849.33	40,849.33			
	2,250.00	2,250.00	3/1/2019	3/31/2019	3/29/2019
	2,250.00	2,250.00	4/1/2019	4/30/2019	3/29/2019
	6,933.33	6,933.33	5/1/2019	5/31/2019	5/31/2019
	8,000.00	8,000.00	6/1/2019	6/30/2019	6/28/2019
	7,307.14	7,307.14	7/1/2019	7/31/2019	7/30/2019
	5,892.86	5,892.86	8/1/2019	8/31/2019	7/30/2019
	6,207.14	6,207.14	9/1/2019	9/30/2019	9/6/2019
	7,050.00	7,050.00	10/1/2019	10/31/2019	10/31/2019
	6,428.57	6,428.57	11/1/2019	11/30/2019	11/27/2019
	6,214.29	6,214.29	12/1/2019	12/31/2019	12/31/2019
TOTAL 2019	58,533.33	58,533.33			
Grand Total	750,987.38	741,608.06			8,888.16

GREGORY RENDRISLE - 100448



**AMENDMENT
TO LEASE AGREEMENT
(Lease # 119270550)**

This LEASE AMENDMENT (this "Amendment") dated to be effective this 1st day of July, 2020 (the "Effective Date"), is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company, successor in interest to Clear Channel Outdoor, Inc., a Delaware corporation ("Tenant"), and GREGORY S. PRENDABLE, Trustee of the Gregory S. Prendable Living Trust dated November 5, 2008 as amended and restated ("Landlord"),.

RECITALS

A. Landlord and tenant (collectively, the "Parties" and each, individually a Party") have entered into the following agreement: Clear Channel Outdoor Lease Agreement #119270550 effective April 1, 2010 (as it may have been amended, the "Lease").

B. Pursuant to the Lease, Tenant is leasing from Landlord certain real property described therein for the purpose of maintaining and operating outdoor advertising structures.

C. The Lease has continued in effect on a month -month basis since the end of the initial Term and remains in full force and effect.

D. The Parties desire to extend the Term as provided herein.

AGREEMENTS

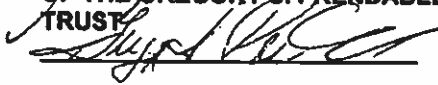
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meanings assigned to such terms in the Lease.
2. The end of the effective term of the lease is hereby extended to June 30, 2025. Effective July 1, 2025, the Lease shall be extended thereafter on a year to year basis.
3. Notwithstanding anything to the contrary contained in the Lease, annual rent shall be set forth as follows:
 - a. July 1, 2020- June 30, 2021: -----
 - b. July 1, 2021-June 30, 2022: \$
 - c. July 1, 2022- June 30, 2023: \$
 - d. July 1, 2023- June 30, 2024: \$
 - e. July 1, 2024- June 30, 2025: \$
4. Except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.
5. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date.

LANDLORD:

**GREGORY S. PRENDABLE, TRUSTEE
OF THE GREGORY S. PRENDABLE LIVING
TRUST**



**Name: Gregory S, Prendable
Title: Trustee
Date: May 29, 2020**

TENANT:

CLEAR CHANNEL OUTDOOR, LLC



**Name: Steve Ginsburg
Title: President, Baltimore/Washington
DC Division
Date: 6/5/20**

CLEAR CHANNEL OUTDOOR LEASE AGREEMENT

1. This Lease Agreement ("Lease") is effective MARCH 29, 2010 and entered into between **GREG'S TOWING INC.** ("Landlord") and CLEAR CHANNEL OUTDOOR, INC., a Delaware Corporation ("Tenant"). Landlord hereby leases to Tenant the real estate commonly known as **6313 RHODE ISLAND AVENUE** in the County of **PRINCE GEORGE'S** in the State of **MARYLAND** ("Property") whose permanent property tax number and legal description are attached as Exhibit A. The Property is leased for the purpose of erecting, maintaining, operating, improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). This Lease includes all necessary rights of ingress and egress. Tenant may license the use of the Structures, or any portion thereof, for any lawful purpose.
2. This Lease shall be in effect for an initial term of TEN (10) years, commencing on APRIL 1, 2010.
3. Upon the commencement date above rent shall commence at the rate of SEE ADDENDUM.
4. This Lease shall continue in full force and effect for its initial term. If ownership of the Property changes, Landlord shall promptly notify Tenant of such change. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a copy of this Lease.
5. Tenant is the owner of the Structures and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination of this Lease. If for any reason, Tenant's Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed. Tenant has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Tenant a limited power of attorney for this purpose. All such permits shall remain the property of Tenant. Tenant shall have no obligation to pursue any zoning matter or to continue to maintain any permit. Any such action shall be at Tenant's option.
6. Landlord and Landlord's tenants, agents, employees or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising.
7. If, in Tenant's sole opinion: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed; (b) electrical service is unavailable; (c) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (d) the Property becomes unsightly; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (f) the Structures' value for advertising purposes is diminished; (g) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (h) the Structures' use is prevented or restricted by law, or Tenant is required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located; then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease. In addition, if Tenant is prevented from illuminating its signs by law, or other cause beyond Tenant's control, the rent shall be reduced by one-third for such period of non-illumination.
8. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining property, subject to the consent of Landlord which will not be unreasonably withheld or delayed, or to terminate this Lease upon not less than thirty (30) days' notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, including, without limitation, just compensation for the taking of the Structures and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in such interests. If condemnation proceedings are initiated, Landlord shall use its best efforts to include Tenant as a party

Lease No. 119270550

thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain.

9. Landlord represents that it is the owner (or owner's authorized agent) of the Property and has the authority to enter into this Lease.

10. If the Property is currently encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance, Landlord shall deliver to Tenant on or before the commencement date hereof a non-disturbance agreement in a form reasonably acceptable to Tenant.

11. If (a) Tenant has not been informed of the current address of Landlord or its authorized agent, or (b) two or more of the monthly payments sent by Tenant are not deposited by Landlord within ninety (90) days after the last such payment is sent by Tenant, then no further rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Tenant notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Tenant's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

12. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees and contractors. Landlord shall indemnify and hold Tenant harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

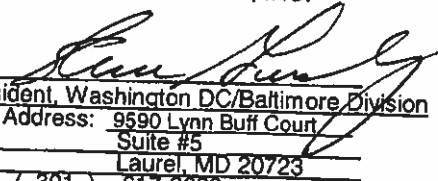
13. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the right to assign or sublet, subject to the consent of Landlord which will not be unreasonably withheld or delayed.

14. Any notice to any party under this Lease shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Lease, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

15. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses.

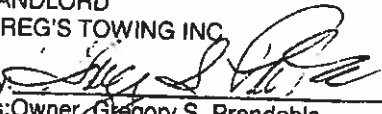
16. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease without Landlord's signature, including a limited power of attorney for such purpose. Landlord understands that the terms of this Lease are proprietary and confidential and Tenant would be damaged by the unauthorized disclosure of the terms. Therefore, Landlord agrees not to disclose the terms to any third party. Such agreement shall survive the termination of this Lease.

CLEAR CHANNEL OUTDOOR, INC.

By: 
Its: President, Washington DC/Baltimore Division
Branch Address: 9590 Lynn Buff Court
Suite #5
Laurel, MD 20723
Tel No. (301) 817-2600

LANDLORD

GREG'S TOWING INC

By: 
Its: Owner, Gregory S. Preadable
Printed Name of Landlord: Greg's Towing, Inc.
Address: 6313 Rhode Island Avenue
Riverdale, Maryland 20737-1046
Tel No. (301) 927,8847 or 8848
SS or Tax ID No. 52-1532064

Clear Channel Officer Initials:  Landlord Initials:  WHEN INITIALED ON BEHALF OF BOTH CLEAR CHANNEL AND LANDLORD, THIS AGREEMENT IS SUPPLEMENTED AND/OR MODIFIED BY AN ATTACHED ADDENDUM.

LEASE NO. 119270550

ADDENDUM TO LEASE AGREEMENT
No. 119270550

This Addendum to Lease Agreement #119270550 is entered into by GREG'S TOWING INC. ("Landlord") and Clear Channel Outdoor, Inc. ("Tenant") for the purpose of modifying the attached Lease Agreement dated this 29th day of MARCH, 2010. The parties agree to modify the Lease Agreement as follows:

Beginning the 1st of April 2010, the rental will be paid per the rental schedule below. Payments will be made in twelve (12) equal monthly installments per Lease year.

April 1, 2010 to March 31, 2011.....	\$	1
April 1, 2011 to March 31, 2012.....	\$	1
April 1, 2012 to March 31, 2013.....	\$	1
April 1, 2013 to March 31, 2014.....	\$	1
April 1, 2014 to March 31, 2015.....	\$	1
April 1, 2015 to March 31, 2016.....	\$	1
April 1, 2016 to March 31, 2017.....	\$	1
April 1, 2017 to March 31, 2018.....	\$	1
April 1, 2018 to March 31, 2019.....	\$	1
April 1, 2019 to March 31, 2020.....	\$	1

Except as modified herein, all original terms and conditions contained in the Lease shall remain in full force and effect. Where a conflict in terms may exist the Addendum shall govern. Notwithstanding anything to the contrary suggested in the addendum, Section 8 remains in full force and effect.

By Landlord:
GREG'S TOWING INC.
By: [Signature]
Its: PRESIDENT

By Tenant:
CLEAR CHANNEL OUTDOOR, INC.
BY: [Signature]
Its: President
Washington DC/Baltimore Division

UNIVERSAL Outdoor, Inc.



LEASE AGREEMENT

LEASE NO: 0119-27055

1. This agreement is made and entered into by the undersigned Lessor, (the "Lessor") and Universal Outdoor, Inc., (the "Lessee"). Both Lessor and Lessee acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

The Lessor does hereby grant and convey to the Lessee and its successors, the exclusive right to use the following described property for the purpose of erecting and maintaining thereon outdoor advertising structures including such necessary permits, devices, structures, connections, supports and appurtenances as may be desired by Lessee for a term of three (3) years commencing on the 1st day of January, 1997, at option of Lessee, upon the following described land, together with Ingress and egress to and upon the same, located in the County of Prince George's, City of Riverdale, State of Maryland and more particularly described as follows: Ground space and air rights for one outdoor advertising structure, located at north side of East-West Highway at B&O Railroad overpass.

See attached addendum for pay schedule.

3. This Lease shall continue on the same terms and conditions on a month to month basis thereafter, unless Lessor delivers to Lessee by certified mail notice of termination prior to thirty (30) days of the end of said term.

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. It is further expressly agreed that Lessee may terminate this Lease by giving written notice at any time within thirty (30) days prior to the end of any twelve (12) month period subsequent to the commencement date of this Lease. Provided further, if the said space becomes obstructed so as to lessen the advertising value of any of Lessee's signs erected on said premises, or if traffic is diverted or reduced, or if the use of any such signs is prevented or restricted by law, or if for any reason a building permit for erection, continued use or modification is refused, this Lease may, at the option of Lessee, be terminated and in such event Lessor shall refund prorata any prepaid rental for the unexpired term. Lessor agrees that no such obstruction will be permitted or allowed. Subsequent to Lessor's approval, Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush, as it deems necessary for unobstructed view of its advertising display.

6. All advertising signs, structures and any other improvements previously erected, or erected by Lessee, upon the described premises are to remain the property of Lessee and may be removed by Lessee at any time. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, permits and any other improvements previously erected or erected by Lessee, and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structures, and improvements previously erected or erected by Lessee, at any time during the term of the Lease or after the termination or expiration of the Lease. Lessor agrees and grants permission to Lessee to apply for any and all necessary permits required for erection and demolition of any sign(s), structure(s), devices or other improvements. Lessee has Lessor's authorization to sign for said permits, and acknowledges that the right to maintain a sign at the location may be forfeited. Lessor hereby grants permission to Lessee to remove sign(s), structure(s), devices or other improvements as per conditions of this Lease.

7. Lessee warrants the title of said leasehold for the term herein mentioned. It is expressly understood that neither the Lessor nor the Lessee is bound by any stipulations, representations, or agreements not printed or written in this Lease.

8. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to participate in any condemnation award, separately or jointly, of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest and projected revenue for the lease term.

9. This agreement shall insure to the benefit of and shall be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto.

10. That I/we am/are the owner/owners of the property hereinabove described, or am/are authorized to make this lease.

11. See attached addendum for additional provisions.

Executed this 3rd day of February, 19 97

LESSEE:
UNIVERSAL OUTDOOR, INC.

By: J.P. Thal-Larsen Date: 1/2/97
Representative

ACCEPTED AND APPROVED:

By: [Signature] Date: 2/3/97
Branch Manager

P.O. Box 10155
Mailing Address

Washington D.C. 20018
City State Zip

(301) 864-4727 (301) 927-4665
Telephone Fax

LESSOR:
ACCEPTED AND APPROVED

By: Harry Friedman Date: 1/30/97
Lessor

By: Harry Friedman
Name-Please Print

5817 Midhill Street
Address

Bethesda MD 20817
City State Zip

Social Security or Federal Tax I.D. Number

407-582-9184 407-547-9677
Telephone Fax

UNIVERSAL Outdoor, Inc.



ADDENDUM TO AGREEMENT #0119-27055

Dated 1/17/97

Between

Harry Friedman

and

UNIVERSAL Outdoor, Inc.

Annual compensation paid by Lessee monthly in advance, is as follows:

January 1, 1997 to December 31, 1997.....
January 1, 1998 to December 31, 1998.....
January 1, 1999 through remainder of agreement.....

In the event that the west face is utilized by Universal for a commercial advertiser during the term of this agreement, the above compensation shall double, effective upon installation of commercial advertisement. Lessee agrees to notify Lessor at time of said installation.


ACCEPTED AND APPROVED:

Lessee


Revere National Corporation

Lessor

Harry Friedman



Real Estate Manager 2/3/97
Date



Harry Friedman 1/30/97
Date



Extension to Lease Agreement 0119-27055
Dated February 29, 1988
Between
Harry D. Friedman
and
Heritage Creative Outdoor Services, Inc.

The following amendments shall be made to the above agreement:

1. Term.....Three (3) years from January 1, 1994
2. Consideration.....Five Thousand Five Hundred

All references to Heritage Creative Outdoor Services shall be to Revere National Corporation, Lessor; successor to Heritage.

All other terms and conditions shall remain the same.

ACCEPTED AND APPROVED:

Lessor: Harry D. Friedman 11/2/93
Harry D. Friedman Date

Lessee: [Signature] 11-15-93
Revere National Corporation Date



Heritage
CREATIVE OUTDOOR SERVICES, INC

LEASE AGREEMENT

LEASE NO. 1201192705501

City Washington State DC Date February 29, 1988

1. The undersigned Lessor hereby leases exclusively to Heritage Creative Outdoor Services, Inc., Lessee, subject to cancellation by either party only as herein provided, the use of the following described premises for the purpose of erecting and maintaining painted, printed or illuminated advertising signs including necessary structures, devices and connections.

Lot: P/O Lots 14, 15, & 16 Block #69 Location Riverdale Park
North Side East-West Highway at the B & O Railroad Overpass

situated in the ~~City of~~ Town of Riverdale, County of Prince George's, State of Maryland

for a period of ~~Three (3) years from date~~ Three (3) years from June 15, 1987
2. The consideration shall be Three-Thousand Six-Hundred Nine**** (\$) Dollars per year ~~after the signs are constructed, payable by Lessee in advance, commencing the first day of the month during which signs are completed, prior to construction and during such times as no advertising copy is being displayed on the property by Lessee, the rental shall be at the rate of Ten (\$10.00) Dollars per year~~

3. Lessor agrees that he, his tenants, agents, employees, or any other persons acting in his behalf, shall not place or maintain, any object on the property or on any neighboring property which would in any way wholly or partially obstruct the view of Lessee's sign structures. If such obstruction occurs the Lessee has the option of requiring the Lessor to remove said obstruction, or the Lessee may itself remove the obstruction charging the cost of said removal to the Lessor, or the Lessee may reduce the rental herein paid to the sum of Ten (\$10.00) Dollars per year so long as the obstruction continues.

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. This lease shall continue in full force and effect for its term and thereafter for subsequent successive like terms unless terminated at the end of such term or any successive like term upon written notice by the Lessor or Lessee served by certified or registered mail thirty (30) days before the end of such term or subsequent like term, provided that Lessee shall have the right to terminate the Lease at the end of any monthly period upon written notice to Lessor served not less than thirty (30) days prior to the end of such monthly period. Lessor shall have the right to terminate the Lease at any time during the period of this Lease if the Lessor is to improve the unimproved property by erecting thereon a permanent private commercial or residential building, that will occupy the same physical space that Lessee's sign structure occupies. Lessee shall remove its sign within thirty (30) days after receipt of a copy of the applicable building permit, ~~but only if in addition it has been paid in full at the time notice of building is given the consideration described in the sentence which follows immediately.~~ The Lessor will upon giving such notice of building, return to the Lessee all rent paid for the unexpired term ~~plus the total cost of the construction and the removal of the Lessee's signs, less 48% of such cost for each full month of the Lease prior to the notice of termination.~~ If the Lessor fails to commence the erection of the private commercial or residential building within thirty (30) days after Lessee removes its signs, Lessee shall again have the right to occupy the premises and maintain advertising signs subject to the provision of this Lease. ~~If any portions of the property are not to be utilized for such building, the Lessee has the option to use the remaining portion on the same terms except that the rent shall be proportionately reduced.~~ Lessor shall not cancel this lease during its term and subsequent successive like terms for the purpose of leasing to other outdoor advertising companies.

6. If the view of the property or advertising sign or signs is partially or wholly obstructed, or their advertising value impaired or diminished by reduced vehicular circulation, or the use of such sign or signs is prevented or restricted by law, the Lessee may immediately at its option either reduce rental in direct proportion to the loss suffered as a result of such obstruction, impairment, prevention or restriction of use, or keep the lease in force except that no rental shall accrue while such conditions continue, or cancel this agreement and receive all rent paid for the unexpired term of this lease, by giving the Lessor notice in writing of such obstruction, impairment prevention or restriction of use. Lessor agrees to allow Lessee to trim or cut brush or trees that Lessee deems necessary to allow for an unobstructed view of Lessee's advertising display.

7. ~~If Lessee is for any reason prevented from illuminating its signs, the Lessee may reduce the rental paid hereunder to two-thirds (2/3), so long as Lessee is not allowed to illuminate its signs described in this lease.~~

8. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, and any other improvements erected by Lessee, and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structures, and improvements erected by Lessee, at any time during the term of the lease or after the termination or expiration of the lease.

9. This lease shall constitute the sole agreement of the parties relating to the lease within described property. Neither party shall be bound by any statements, oral or written, unless such statements are set forth specifically in this lease.

10. The word "Lessor" as herein used shall include and means "Lessors". This lease is binding upon the heirs, assigns and successors of both Lessor and Lessee.

11. Lessor represents that he is the Owner Agent/ of the property covered and described in this lease and has the authority to execute this lease. All rents and notices shall be sent to the addresses shown below.

12. In the event of any litigation to determine the rights of either party under this lease or to construe the said lease, or the obligations of either party in regard thereto, the prevailing party shall be entitled to such reasonable attorneys' fees and all court costs as shall be awarded by a court of competent jurisdiction.

13. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to participate in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest.

HERITAGE CREATIVE OUTDOOR SERVICES, INC.

By: Charles M. Marino
Representative

Accepted & Approved
By: Chalky Marino 3/10/88
Branch Manager Date
P.O. Box 10155
Branch Address
Washington, DC 20018
City State Zip

Accepted & Approved: As amended on attached page.

By: Harry D. Friedman 3/8/88
Lessor Date

By: Harry D. Friedman
Name-Please Print
7101 Wisconsin Avenue #1011A
Address
Bethesda, MD 20814
City State Zip
(301) 986-0700
Telephone Number
9595
Social Security or Federal Tax Number

AMENDMENTS TO HERITAGE CREATIVE OUTDOOR SERVICES, INC.

LEASE AGREEMENT DATE FEBRUARY 29, 1988

Par. 1 Lease period is three (3) years from June 15, 1987.

Par. 3 Lessee must give thirty (30) days notice to Lessor, by certified mail, to permit him to first remedy any obstructions before these provisions can take effect.

Lessee acknowledges that no such obstructions exist as of the date of this agreement.

Par. 6 Lessee must give the Lessor thirty (30) days written notice, by certified mail, of his intention to invoke any of the provisions of this paragraph.

(m) Lessee then has the option and right to cancel this lease in response to such notification.

Par. 7 Lessee acknowledges that one face of this double sign is presently not illuminated, and it is therefore excluded from this provision.

(m) *HDF* *7/0* The only one acceptable reason under this lease provision that prevents the Lessee from illuminating this sign is a governmental decree to that effect. In such an event, the percentage of rent payable shall be reduced to 3/4.

Par 13 Lessee shall make his own case with respect to this provision.

General

Provision In the event of the non-renewal of this lease by the Lessee or its successor, or the cancellation of this lease by the Lessor; the Lessee, or its successor, shall remove the sign, from the Lessor's premises, and restore the site to its original state as existed before the installation of this sign.

Lessor may cancel this lease if the property is sold within thirty (30) days written notice by Lessor.
In the event that the back-up face of this structure can be used commercially by Heritage, the lessor shall be compensated by increasing the rent to a total of *3/4* annually for the remainder of this agreement. *Heritage shall proceed promptly to try to obtain commercial use of the back-up face. Heritage shall keep Lessor advised of his efforts and progress in accomplishing this result.*

ACCEPTED AND APPROVED *HDF*

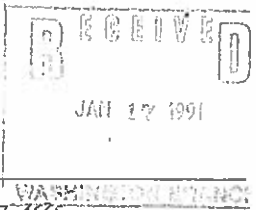
Heritage Creative Outdoor Services, Inc.: Lessors:

By: *Charles Martin*
Date: *3/10/88*

By: *Harry D. Friedman*
Date: *March 8, 1988*

APPROVED PAYEES - 2/29/88

1. Sarah A. Schreiber
1384 Union Street
Brooklyn, NY 11213
2. Ruthe Katz, Trust
ZD. Lyas, Trust Department
American Security Bank
Washington, DC 20013
3. Joel S. Sittenfeld
C/O Crestar Bank, N.A.
15th New York Ave., NW
Washington, DC 20005
4. Eugene D. Sittenfeld
6810 Barrett Lane
Bethesda, MD 20814
5. Janice C. Batchelder
524 8th Avenue
Menlo Park, CA 94025



P.O. Box 10155 • Washington, DC 20018 (301) 864-4727 • fax (301) 927-4665

Extension to Lease Agreement 0119-27055-01

Dated February 29, 1988

Between

Harry D. Friedman

And

Heritage Creative Outdoor Services, Inc.

1. Term..... Three Years from January 1, 1991.

2. Consideration... Four Thousand Eight Hundred and NO/1...

*annually
4,800*

All References to Heritage Creative Outdoor Services shall be to Revere National Corporation, Lessor; Successor of Heritage.

All other terms and conditions shall remain the same.

ACCEPTED AND APPROVED:

Lessor *Harry D. Friedman* *1/16/91*
 Harry D. Friedman Date

Lessee *J.R. Johnson* *1-16-91*
 Revere National Corporation, R.E. Manager Date

WANTS 342
5700

4800	1-91 TO 1-92
4992	1-92 TO 1-93
5191	1-93 TO 1-94

51399. 5400 1-94 TO 1-95

(NEW ADDRESS)
5817 MIDHILL ST. BETHESDA
320-7080 20817

ROLLINS OUTDOOR ADVERTISING

LEASE AGREEMENT

LEASE NO. 1,2,0,1,1,9,2,7,0,5,0
Date August 8, 1984

City Washington State District of Columbia
1. The undersigned Lessor hereby leases exclusively to Rollins Outdoor Advertising, Lessee, subject to cancellation by either party only as herein provided the use of the following described premises for the purpose of erecting and maintaining painted, printed or illuminated advertising signs including nece structures, devices and connections.
Lot: P/O Lots 14, 15 & 16 Block #69 Location Riverdale Park
North side East-West Highway at the B & O Railroad Overpass
situated in the City of Town of Riverdale, County of Prince George's, State of Maryland
for a period of ~~18 months (18)~~ SEE AMENDMENTS

- 2. The consideration shall be 1000 Dollars per year after the sign constructed, payable by Lessee in advance, commencing the first day of the month during which signs are completed. Prior to construction and during the time no advertising copy is being displayed on the property by Lessee, the rental shall be at the rate of Ten (\$10.00) Dollars per year.
- 3. Lessor agrees that he, his tenants, agents, employees, or any other persons acting in his behalf, shall not place or maintain, any object on the proper on any neighboring property which would in any way wholly or partially obstruct the view of Lessee's sign structures. If such obstruction occurs the Le has the option of requiring the Lessor to remove said obstruction, or the Lessee may itself remove the obstruction charging the cost of said removal to Lessor, or the Lessee may reduce the rental herein paid to the sum of Ten (\$10.00) Dollars per year so long as the obstruction continues. (X)
- 4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its ag employees or others employed in the construction, maintenance, repair or removal of its signs on the property.
- 5. This lease shall continue in full force and effect for its term and thereafter for subsequent successive like terms unless terminated at the end of such or any successive like term upon written notice by the Lessor or Lessee served by certified or registered mail thirty (30) days before the end of such or subsequent like term, provided that Lessee shall have the right to terminate the Lease at the end of any monthly period upon written notice to be served not less than thirty (30) days prior to the end of such monthly period; Lessor shall have the right to terminate the Lease at any time during the p of this Lease if the Lessor is to improve the unimproved property by erecting thereon a permanent private commercial or residential building that will oc the same physical space that Lessee's sign structure occupies. Lessee shall remove its sign within thirty (30) days after receipt of a copy of the applic building permit, but only if in addition it has been paid in full at the time notice of building is given the consideration described in the sentence which fol immediately. The Lessor will upon giving such notice of building, return to the Lessee all rent paid for the unexpired term plus the total cost of the constructi and the removal of Lessee's signs, less 1/10th of such cost for each full month of this Lease prior to the notice of termination. If the Lessor fails to comm the erection of the private commercial or residential building within thirty (30) days after Lessee removes its signs, Lessee shall again have the right occupy the premises and maintain advertising signs subject to the provision of this Lease. If any portions of the property are not to be utilized for building, the Lessor has the option to use the remaining portions on the same terms except that the rent shall be proportionately reduced. Lessor not cancel this lease during its term and subsequent successive like terms for the purpose of leasing to other outdoor advertising companies.
- 6. If the view of the property or advertising sign or signs is partially or wholly obstructed, or their advertising value impaired or diminished by red vehicular circulation, or the use of such sign or signs is prevented or restricted by law, the Lessee may immediately at its option either reduce rental in d proportion to the loss suffered as a result of such obstruction, impairment, prevention or restriction of use, or keep the lease in force except that no re shall accrue while such conditions continue, or cancel this agreement and receive all rent paid for the unexpired term of this lease, by giving the Le notice in writing of such obstruction, impairment prevention or restriction of use. Lessor agrees to allow Lessee to trim or cut brush or trees that Le deems necessary to allow for an unobstructed view of Lessee's advertising display.
- 7. If Lessee is for any reason prevented from illuminating its signs, the Lessee may reduce the rental paid hereunder to two-thirds (2/3), so long as Le is not allowed to illuminate its signs described in this lease.
- 8. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, and any other improvements erected by Les and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structu and improvements erected by Lessee, at any time during the term of the lease or after the termination or expiration of the lease.
- 9. This lease shall constitute the sole agreement of the parties relating to the lease within described property. Neither party shall be bound by any stateme oral or written, unless such statements are set forth specifically in this lease.
- 10. The word "Lessor" as herein used shall include and means "Lessors". This lease is binding upon the heirs, assigns and successors of both Lessor and Les
- 11. Lessor represents that he is the Owner of the property covered and described in this lease and has the authority to execute this le
- 12. In the event of any litigation to determine the rights of either party under this lease or to construe the said lease, or the obligations of either party in re thereto, the prevailing party shall be entitled to such reasonable attorneys' fees and all court costs as shall be awarded by a court of competent jurisdic
- 13. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to partici in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement the leased premises and the loss of the leasehold interest. SEE AMENDMENTS

ROLLINS OUTDOOR ADVERTISING

By: W. J. Baker Wallace J. Baker 8/25/84
Representative Date

Accepted & Approved:
By: _____
Branch Manager Date
P. O. Box 10155
Branch Address
Washington, D.C. 20018
City State Zip

Accepted & Approved as amended on attached page
By: Harry D. Friedman Aug 2
Lessor Date

By: Ruthe Katz & Harry D. Friedman
Name - Please Print #101111
Address 7101 Wisconsin Ave. #1000
City Bethesda, MD 20814 State MD Zip
Social Security or Federal Tax Number 301 986-0700 Telephone Number

AMENDMENTS TO ROLLINS OUTDOOR ADVERTISING

LEASE AGREEMENT DATED AUGUST 8, 1984

- par. 1 Lease period is three (3) years from June 15, 1984.
- par. 3 Lessee must give thirty (30) days notice to Lessor, by certified mail, to permit him to first remedy any obstructions before these provisions can take effect.
- Lessee acknowledges that no such obstructions exist as of the date of this agreement.
- par. 5 Lessor shall have the right to terminate this lease under the following additional conditions:
- (1) If Lessor develops this property for a tenant and the sign is objectionable to the tenant.
 - (2) If Lessor sells this property to a bone fide purchaser.
- par. 6 Lessee must give the Lessor thirty (30) days written notice, by certified mail, of his intention to invoke any of the provisions of this paragraph.
- Lessor then has the option and right to cancel this lease in response to such notification.
- par. 7 Lessee acknowledges that one face of this double sign is presently not illuminated, and it is therefore excluded from this provision.
- The only one acceptable reason under this lease provision that prevents the Lessee from illuminating this sign is a governmental decree to that effect. In such an event, the percentage of rent payable shall be reduced to 3/4.
- par. 13 Lessee shall make his own case with respect to this provision.

General
Provision

In the event of the non-renewal of this lease by the Lessee or its successor, or the cancellation of this lease by the Lessor; the Lessee, or its successor, shall remove the sign, including all of its structures, devices and connections from the Lessor's premises, and restore the site to its original state as existed before the installation of this sign.

ACCEPTED AND APPROVED
ROLLINS OUTDOOR ADVERTISING LESSORS

by Wallace J. Gade 8/23/84 by Harry D. Friedman

date _____ date August 21, 1984

APPROVED PAYEES - 8/23/84

- | | |
|---|--|
| 1. Harry D. & Joy T. Friedman (1/3)
5817 Midhill St.
Bethesda, MD 20817 | 2. Ruthe Katz, Trust (1/3)
ZD. Lyas, Trust Department
American Security Bank
Washington, D.C. 20013 |
| 3. Joel S. Sittenfled (1/6)
6810 Barrett Lane
Bethesda, MD 20814 | 4. Eugene D. Sittenfeld (1/6)
6810 Barrett Lane
Bethesda, MD 20814 |



OUTDOOR ADVERTISING

LEASE AGREEMENT

Lease Location: W-W-S-55 Lease No. 12-0119-27055-01
Street: N/S East-West Hwy. @ B & O RR Overpass Branch: ROA Washington
City: Riverdale Maryland January 20, 1983

IN CONSIDERATION OF dollars per year, payable in monthly installments effective 6/15/82, then each month during agreement term. the undersigned Lessor, hereafter referred to as YOU, hereby leases to ROLLINS OUTDOOR ADVERTISING, INC., Lessee, hereafter referred to as ROA, the exclusive use of the following described premises, for the purposes of erecting and maintaining printed, painted, and/or illuminated advertising signs, including all structures, devices, and connections:

Lot P/O Lots 14, 15 & 16, Block #69, Location Riverdale Park
Ground space and air rights for one (1) Single-Post Upright type advertising display structure located as at present. Structure may be single-faced or double-faced with each face having area 14' x 48'. Re: Plat of 12/30/70
situated in the City of Town of Riverdale, County of Prince Georges, State of Maryland

This lease shall be for an original term of two (-2-) years from the date of commencement of construction of said sign (s). It is further agreed that this lease will be automatically renewed for a like period of time on the same terms and conditions, and then year to year thereafter, unless, after the first renewal, either party cancels this lease in writing to the other party at least sixty (60) days prior to the expiration date of any additional term. Payment of rent required by this lease agreement will start upon commencement of construction of a sign structure on the property described above. ROA agrees to pay YOU the sum of Ten Dollars (\$10.00) when this agreement is signed. The Ten Dollars will be applied against the first year's rent. RECEIPT OF THE TEN DOLLARS DOWN PAYMENT IS HEREBY ACKNOWLEDGED.

YOU agree to give ROA free access to the above-referenced property as may be necessary for ROA to construct, service, repair, or remove its advertisements and structure (s).

YOU agree not to erect or permit anyone else to erect advertising signs or other advertising matter on any part of the above-referenced premises except for noninterfering, on-premise or real estate signs. YOU further agree that YOU will not do or permit anything to be done on the leased property or any other property owned by YOU in the vicinity of ROA's signs, which will in any way interfere with the use of ROA of the leased property for advertising purposes or with the free and unobstructed view of any sign (s) or structure (s) which may be erected upon the leased property. YOU also agree that ROA, after notice to you to remove any such obstruction, may seek such equitable remedies, including injunction, as may be required, as well as any monetary damages as may be suffered by ROA.

If at any time, at ROA's sole determination, (a) ROA's sign (s) becomes entirely or partially obscured or destroyed; or (b) the leased property becomes unsafe for the maintenance of ROA's structures or unable to support such structures; or (c) the value of the leased property location for advertising purposes becomes diminished; or (d) the traffic to which ROA shows its advertising message becomes temporarily or permanently diverted or if there is a change in direction of traffic flow; or (e) ROA is unable to obtain the necessary permits for the erection or maintenance of its sign (s) (of special size, design, or construction) as ROA chooses to construct and maintain on the leased property; or (f) ROA is prevented by any present or future law or ordinance or by the authorities having jurisdiction from constructing or maintaining on the leased property the sign (s) as ROA might desire to construct or maintain - then ROA can, at its option, cancel this lease as long as ROA gives thirty (30) days written notice to YOU by registered mail, sent to the address shown on this lease or to any such address as YOU might specify in writing. If it is necessary for ROA to cancel this lease because of conditions specified above, YOU agree to return to ROA any rent paid in advance for the unexpired term. If, however, the conditions noted above are temporary in nature, then ROA can suspend rental payments under the terms of this contract for the length of time that ROA is unable to use its structure (s) for the advertising purpose originally intended.

YOU agree to allow ROA to trim or cut whatever trees or brush that ROA deems necessary to allow for an unobstructed view of its advertising display. ROA, or anyone that ROA assigns, will remain the owner of all sign structures and improvements placed upon the leased property and ROA has the right to remove its signs and improvements at any time.

YOU represent that YOU are the Lessor of the leased property and that YOU have the authority to

execute this lease. This lease shall be construed in accordance with the laws of the State of Maryland, and any county, city, or city and county in which the leased property is located. Should this lease be in violation of any rules against perpetuities of statutes or ordinances limiting the term of such lease, then, and in that event, the term of this lease shall be limited by said rule against perpetuities, statutes, or ordinances. The words "Lessor" and "YOU" as used in this agreement shall be both singular and plural as need be. ROA agrees to protect YOU and save YOU harmless from all damage to either person or property by reason of accidents resulting from the neglect or willful acts of our agents, employees, or workmen, in the construction, maintenance, repair or removal of our signs from the above-referenced property.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, ROA will have the right to participate in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign (s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest.

This lease shall inure to the benefit of and be binding upon the personal representatives, heirs, successors, and assigns of all of the parties to this lease. It is expressly understood that neither ROA nor YOU are bound by any stipulations, representations, or agreements, not printed or written as a part of this lease, except as noted below: (If none, so state)

In the event of non renewal or cancellation of this lease by ROA, ROA shall remove this sign, including all structures, devices, and connections from the lessor's premises, and restore the site to its original state before the installation of this sign. H. Friedman

ROLLINS OUTDOOR ADVERTISING, INC. (Lessee)
By W. J. Baker
Branch ROLLINS OUTDOOR ADVERTISING, INC.
P. O. Box 10155
Washington, D.C. 20018
(301) 864-4727

Accepted and Approved: (Lessor)
Signature: R. Katz & H. Friedman
Name: R KATZ & H FRIEDMAN
Address: % Harry D. Friedman, 7101 Wisconsin Ave. #1000
Zip Code: Bethesda, MD 20814
Telephone: (301) 986-0700
(SS or Fed. I.D. No.)

Accepted and Approved:
By [Signature]
ROA-1

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

PO Box 10155
Washington, D. C., 20018

Location W-W-S-55
Address as described below
City Prince George's County

Control # 01-0119-27055-01
~~City~~ Town of Riverdale
State Maryland Date June 14, 1981

IN CONSIDERATION OF _____ Dollars per year.

~~payable, effective June 15, 1981, then each month during agreement term.~~
payable, in Monthly Installments

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections,

Lot _____, Block _____, Location _____

Ground space and air rights for one (1) Single-Post upright type advertising display structure located as at present. Structure may be single-faced or double-faced with each face having area 4' x 48'. RE Plat of 12/30/70 - portion of lots 14, 15 & 16, Blk. #69, Riverdale Park.

situated in the ~~City of~~ Town of Riverdale County of Prince George's, State of Maryland

for an original term of One (1) years from date of commencement of construction of said signs. It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee will remove structure and leave premises clean & smooth.

ROLLINS OUTDOOR ADVERTISING, INC.
Lessee
Plant Washington (301) 864-4727
By Wallace J. Baker
Representative
Accepted and Approved:
[Signature]
Manager

Accepted and Approved: (Lessor)
S. F. K. INVESTMENT CO.
by: Harry D. Friedman, Managing Partner (L. S.)
Harry D. Friedman (Name)
Max Sittenfeld,
7600 Maple Avenue (Address)
Takoma Park, Maryland (Zip Code)

(Telephone)

at this site

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

PO Box 10155
Washington, D. C., 20018

Location W-W-S-55 Control # 01-0119-27055-01
Address as described below
City Prince George's County State Maryland Date May 8, 1979

IN CONSIDERATION OF _____ Dollars per year.

payable, in monthly installments commencing on June 15, 1979 and each month during agreement term

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections,

Lot _____, Block _____, Location _____

ground space and air rights for one (1) Single-Post Upright type advertising display structure, located as at present. Structure may be single-faced or double-faced with each face having area 4' x 48'. Re plat of 12/30/70 - portion of lots 14, 15 & 16, Blk #69, Riverdale Park

situated in the ~~City of~~ Town of Riverdale, County of Prince George's, State of Maryland

for an original term of Two (2) years from date of commencement of construction of said signs. ~~It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.~~

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee will remove structure and leave premises clean and smooth.

ROLLINS OUTDOOR ADVERTISING, INC. **RECEIVED**
Lessee
Plant WASHINGTON (301) 851-1727
By Wallace J. Baker **MAY 14 1979**
Representative
Accepted and Approved: [Signature]
Manager

Accepted and Approved: (Lessor)
S. F. K. INVESTMENT CO.
by Harry D. Friedman, Managing Partner (L. S.)
Mr. Max Sitvenfeld, (Name)
7400 Maple Avenue, (Address)
Takoma Park, Maryland (Zip Code)
(Telephone)

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

P.O. Box 10155
Washington, D. C., 20018

Location W-W-S-55 Control # 01-0119-27055-01
 Address as described below City Riverdale
 City Prince George's County State Maryland Date July 14, 1976

IN CONSIDERATION OF* _____ Dollars per year.

payable, in monthly installments commencing on June 15, 1976 and during term of agreement

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections, Lot _____, Block _____, Location _____

round space and air rights for one (1) Single-Post Upright type advertising display structure, located as at present. Structure may be single-faced or double-faced with each face having area 11' x 48'. Re plat of 12/30/70 - portion of lots 14, 15 & 16, Blk #69, Riverdale Park.

situated in the City of Riverdale, County of Prince George's, State of Maryland

for an original term of Three (3) years from date of commencement of construction of said signs. It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the ^(agent) (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee

remove structure and leave premises clean and smooth. *J.D.F. W.F.*

ROLLINS OUTDOOR ADVERTISING, INC.
 Lessee
 Plant Washington (301) 861-4727
 By [Signature]
 Representative
 Accepted and Approved: [Signature]
 Manager

Accepted and Approved: (Lessor)
 S. F. K. Investment Co.,
 by Harry D. Friedman, Managing Partner (L.S.)
Harry D. Friedman (Name)
 % Mr. Max Sittenfield
7600 Maple Avenue (Address)
Takoma Park, Maryland (Zip Code)
 _____ (Telephone)



Outdoor Advertising

Address PO Box 10155

(Plant)

LEASE AGREEMENT

City Washington, D. C., 20018

Location # 69

Address as described below

City Prince Georges County State Maryland Date May 21, 1971

IN CONSIDERATION (_____) Dollars per year,

payable, in monthly installments commencing on date of completion of erection of structure.
the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections, Lot _____, Block _____, Location _____

per plat of 12/30/70 attached, portion of lots 14, 15 and 16, Block #69, Riverdale Park

a ground space approx. 8' in Diameter to permit construction of a "one post Build" advertising structure 14' x 48' either single or double-faced. Air rights over lots above, as shown on plat,

approx. 6' wide by 48' long. situated in the City of _____, County of Prince Georges, State of Maryland

for an original term of Five (5) years from date of completion of construction of said signs. It is further agreed that this lease will continue for a like period of time on the same terms and conditions, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date hereof cancels this agreement. Payment of rental pursuant to the terms of this lease is to begin upon commencement of construction of said signs. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on first year's rent receipt which is hereby acknowledged.

~~In the event that the portion of said property occupied by Lessee's signs and structures is to be improved by permanent construction or remodeling as evidenced by a building permit, or the sale of said property to a bonafide buyer, this lease shall terminate upon thirty (30) days written notice by Lessor and upon the return to Lessee of all rent paid for the unexpired term of this lease, Lessee shall remove its signs and structures within said thirty (30) days. In the event such improvements shall not be commenced within thirty (30) days after removal of such signs and structures, the Lessee shall have the right to re-enter said premises and reconstruct such signs and structures, and the terms of this lease are thereupon reinstated and shall continue in force after the term hereof until such time as that portion of said property occupied by Lessee's signs is to be improved by permanent construction, or remodeling that part of the premises upon which Lessee's signs are attached or constructed, at which time Lessee shall remove its signs and structures upon thirty (30) days written notice from Lessor as provided herein. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.~~

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as it deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee nor Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor ~~has~~ ^{is agent} (is) the (owner) ~~(is)~~ ^(agent) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

S.F.I INVESTMENT Co

Accepted May 25 19 71

Name by HARRY D. FRIEDMAN, Managing Partner

ROLLINS OUTDOOR ADVERTISING
Lessee

Ct. Ct. Pr. Geo. Co.
Rollins Ident. # (Signed)
Ex. # 7

Harry D. Friedman ^{as amended}
Lessor ^{letter dated 5/10/71}

Plant WASHINGTON (#301-864-4727)

5817 Midhill Street,

By [Signature]
Lessee Representative

Law # _____ Address Bethesda, Maryland 20034

Approved [Signature]

Equity # _____ Phone: 654-4080 (home)
244-4900 (office)

Prince George's County

A TOWN PERMIT IS REQUIRED

DEPARTMENT OF LICENSES & PERMITS

BUILDING PERMIT

HAS BEEN ISSUED

Jacques R. Nowak
CHIEF BUILDING INSPECTOR

PERMIT NUMBER
562-720
DATE ISSUED
2/21/72

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)
6301 Rhode Island Ave.,
East West Highway, Riverdale, Md.

This authorization generally applies to the following:

LOT NO. part of lots 14, 15, & 16
BLOCK NO. 69
LIBER FOLIO

DESCRIPTION OF WORK
NEW BASE ONLY
Refer to 11229

SUB DIVISION Riverdale Park
ELECTION DISTRICT

OWNER'S NAME AND ADDRESS PHONE NO.
Mr. Harry D. Friedman Home 654-4080
5817 Michill St.,
Bethesda, Maryland 20034 OPERATIVE STICKER 190

TO BE ACCOMPLISHED BY:

THIS PERMIT MUST BE POSTED

Be sure to read your Permit and call for inspections.

It shall be unlawful to deviate in any manner from, or to erase, or modify any lines or figures contained upon drawings after being stamped by the Inspector of Buildings or filed with him for reference; provided that if during the progress of the execution of such work it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawing, notice of such intentions to alter or deviate shall be given in writing to the Inspector of Buildings, and his written assent shall be obtained before such alteration or deviation may be made. It shall be unlawful to fail or refuse to keep one full set of approved plans, officially stamped in the office of the Inspector of Buildings, on the building under erection, alteration or repair at all times.

It shall be the duty of the holder of every permit to notify the Inspector of Buildings verbally or in writing of the time when such building will be ready for inspection. Three such inspections must be called for on all buildings except sheds and garages, and two inspections shall be called for on such buildings — first and third.

The first of these inspections shall be called for as soon as the trenches for footings are completed.

The second inspection shall be called for when the main structural members are in place, but before covering same with lath or plaster, or other covering.

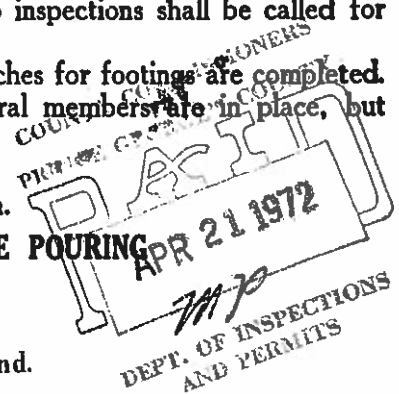
The third inspection shall be called for final approval.

Fences and free standing awnings require only a final inspection.

CALL BUILDING INSPECTION 24 HOURS BEFORE POURING FOOTINGS OR ANY CONCRETE

Phone 779-3850

County Service Building - Hyattsville, Maryland.



This permit is void six months from date issued if construction has not been started.
Fee... 5.00



**ELLER MEDIA COMPANY
LEASE AGREEMENT**

Lease # 0119-27055

1. The undersigned ("Landlord") leases to ELLER MEDIA COMPANY, a Delaware corporation ("Eller"), the following described property ("Property"), for the purpose of erecting and maintaining outdoor advertising structures, including fixture connections, panels, signs, copy and any equipment and accessories as Eller may place thereon (collectively, the "Structures"), Access to property will be given upon 24 hour notice to landlord, so that access to property is unobstructed and use of the Property to construct, improve, supplement, post, paint, illuminate, maintain, repair, or remove the Structures. Eller may license the use of the Structures, or any portion thereof, for any lawful purpose. The Property is located at: 6313 Rhode Island Avenue, in the City/Township of Riverdale Park County of Prince George's County State of Maryland
2. This Lease shall be in effect for a base term of **ten (10) years**, commencing on April 1, 2000
3. The rent shall be See Addendum dollars per year, payable by Eller annually in advance.
4. This Lease shall continue in full force and effect for its initial 10 year term and thereafter for subsequent like terms, unless not less than ninety (90) days before the end of any such term Landlord or Eller gives Notice of termination. During any term of this Lease and for a period of ninety (90) days following any termination of this Lease, Eller shall not have the right to terminate the lease at the end of any monthly period during the initial 10 year term. Subsequent term termination notice shall be served to the landowner no less than 30 days prior to the end of such monthly period. During the subsequent term of this lease and for a period of 60 days.
5. Eller is the owner of all Structures and has the right to remove the Structures at any time or within sixty (60) days following the termination of this Lease. If the Structures are removed for any reason, only the aboveground portions of the Structures need be removed. Eller has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures. All such permits remain the property of Eller.
6. Landlord and Landlord's tenants, agents, or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Eller's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction with-in five (5) days after Notice from Eller, Eller may in its sole discretion:(a) remove the obstruction at Landlord's expense (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Eller may trim any trees and vegetation on the Property and on any adjacent property controlled by Landlord as often as Eller in its sole discretion deems appropriate to prevent obstructions.
7. Landlord represents that it is the owner (or authorized agent of owner) of the Property and has the authority to enter into this Lease.
8. The lease agreement should not terminate for any reason other than the property being condemned or relocation permissible with landlords prior consent. Lessee shall be responsible for any and all changes in relation to relocation and any costs possibly incurred by landlord in reference to such relocation.
9. If (a) Eller has not been informed of the current address of Landlord or its designated agent, or (b) two or more of the monthly payments sent by Eller are not deposited by Landlord within ninety (90) days after the last such payment is sent by Eller, then no rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Eller Notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Eller's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

10. Eller shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Eller Eller's employees, agents, licensees and contractors. Landlord shall indemnify and hold Eller harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors. Lessee shall produce copies of insurance policies showing adequate coverage in the unlikely event that the structure should fall, break, etc. Lessor will notify Lessee if for any reason they seem to think the structure is unsafe. Eller Media will be responsible for any damage caused by sign liability - cars, trailers, trucks, sheds, fence and other materials on the property.

11. This Lease is binding upon heirs, assigns and successors of both Landlord and Eller. Landlord agrees not to assign this Lease to any competitor of Eller without Eller's written permission. Eller shall have the absolute right to assign or sublet.

12. Any notice ("Notice") to any party under this Agreement shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Agreement, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case Notice shall be delivered to such other address as shall have previously been specified in writing by such party to all parties hereto at their respective addresses then in effect.

13. In the event suit is brought (or arbitration instituted) or an attorney is retained by any party to this Agreement because the other party breached this Agreement, the prevailing party shall be entitled to reimbursement for reasonable attorney's fees and all related costs and expenses. Lessee under no circumstances will advertise on any media in Riverdale Park in reference to the Towing Industry or install any advertising that is competitive to any of the Lessors businesses.

14. Neither Landlord nor Eller shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Eller and Landlord with respect to the Structures and the Property.

15. Greg's Towing Inc. shall be changeable at the cost of artwork and supplies only, for any advertising requested by landlord. Placement of new advertising shall remain rent-free. Lessor agrees to a one time no charge replacement of the Riverdale Park sign to the left of the East facing side of the structure, for the use of Lessors business advertising. Media is to be placed on the side facing east right side.

Date Accepted: 5/15/00

Signed: *Greg's Towing Inc.* 5-15-2000
"Landlord"

Branch Address: P.O. Box 10155
Washington, D.C. 20018

Greg's Towing Inc.
[Name]

6313 Rhode Island Avenue
[Street Address]

Tel No. (301) 864 - 4727

Riverdale MD 20737
[City & State] [Zip]

By: Joseph Kunigonis *[Signature]* JS

SS or Tax ID No. 52-1532064

Its: Real Estate

Tel # 301-927-8847 301-927-8848

Eller Officer Initials: *AV* Landlord Initials: *JS* WHEN INITIALED ON BEHALF OF BOTH ELLER AND LANDLORD, THIS AGREEMENT IS SUPPLEMENTED AND/OR MODIFIED BY AN ATTACHED ADDENDUM.

Addendum to Lease 0119-27055
Dated April 1, 2000
Between
Greg's Towing
And
Eller Media Company


It is agreed between both parties that compensation is as follows and will be paid annually in advance:

04-01-2000 to 03-31-2001.....	\$
04-01-2001 to 03-31-2002.....	\$
04-01-2002 to 03-31-2003.....	\$
04-01-2003 to 03-31-2004.....	\$
04-01-2004 to 03-31-2005.....	\$
04-01-2005 to 03-31-2006.....	\$
04-01-2006 to 03-31-2007.....	\$
04-01-2007 to 03-31-2008.....	\$
04-01-2008 to 03-31-2009.....	\$
04-01-2009 through end of agreement.....	\$

ACCEPTED and APPROVED

Lessee:
Eller Media Company

Lessor:
Greg's Towing


Eller Media Company 5-1-2000
Date


Greg's Towing 5-15-2000
Date

Moses, Leonard D.

From: Shaffer, Kelsey <Kelsey.Shaffer@ppd.mncppc.org>
Sent: Thursday, March 25, 2021 3:16 PM
To: Moses, Leonard D.
Cc: Brooke E. Larman; Hughes, Michelle; Hunt, James; Summerlin, Cheryl; Kosack, Jill; Hurlbutt, Jeremy; Davis, Lisa; Brown, Donna J.; Walker-Bey, James T.; Conner, Sherri
Subject: RE: File materials CNU-51074-2020 (6313 Rhode Island Avenue Riverdale)
Attachments: CNU 51074-2020addtl.pdf

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good afternoon Lennie,

Please see attached all additional information that was submitted for CNU 51074-2020.

If you need anything additional or have any questions, please let me know.

Thank you,

Kelsey Shaffer

Principal Planning Technician | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3217 | kelsey.shaffer@ppd.mncppc.org



From: Moses, Leonard D. <LDMoses@co.pg.md.us>
Sent: Wednesday, March 24, 2021 3:54 PM
To: Hunt, James <James.Hunt@ppd.mncppc.org>
Cc: Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Brown, Donna J. <djbrown@co.pg.md.us>; Walker-Bey, James T. <JWalkerBey@co.pg.md.us>; Conner, Sherri <sherri.conner@ppd.mncppc.org>
Subject: File materials CNU-51074-2020 (6313 Rhode Island Avenue Riverdale)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Mr. Hunt,

On March 22, 2021 the District Council elected to review CNU-51074-2020 (6313 Rhode Island Avenue Riverdale) so this item will now require a ZHE hearing. In accordance with Section 27-244(e) of the Zoning Ordinance, please forward any additional materials submitted in connection with this application, if there are any.

Thank you in advance for your assistance and have a great day.

Lennie

Leonard Moses

Office of the Clerk of the Council

301-952-4336 Direct (Telework)

Council LZIS Calendar and Agendas: <https://princegeorgescountymd.legistar.com/Calendar.aspx>

County Code: https://library.municode.com/md/prince_george's_county/codes/code_of_ordinances

Countywide Map Amendment (CMA) / Zoning Ordinance Rewrite: <https://pgccouncil.us/ZOR>

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APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property.

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Statement of Justification

1. Case Name

NCU 51074-2020-00

Rhode Island Avenue

2. Description of proposed use/request

Certification of an outdoor advertising sign located at Rhode Island Avenue, Riverdale, Maryland 20737 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The outdoor advertising sign on the Property is located at the intersection of East-West-Highway and Rhode Island Avenue. Specifically, the Property is located on Map 042, Grid D3, and is approximately 0.14 acres in size. The Property is zoned MU-TC (Mixed Use Town Center).

An outdoor advertising structure constructed on a single metal pole and containing two bulletin faces is located on the Property. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1976.

4. Description of each required finding

In accordance with CB-84-2016, the applicant is required to certify the outdoor advertising signs located on the Property. *Section 27-244, Prince George's County Code* (the "Code"). Section 27-244(d)(2) of the Code states that "...if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming...". The applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), which shows that the outdoor advertising signs were constructed prior to and have operated continuously since January 1, 2000.

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

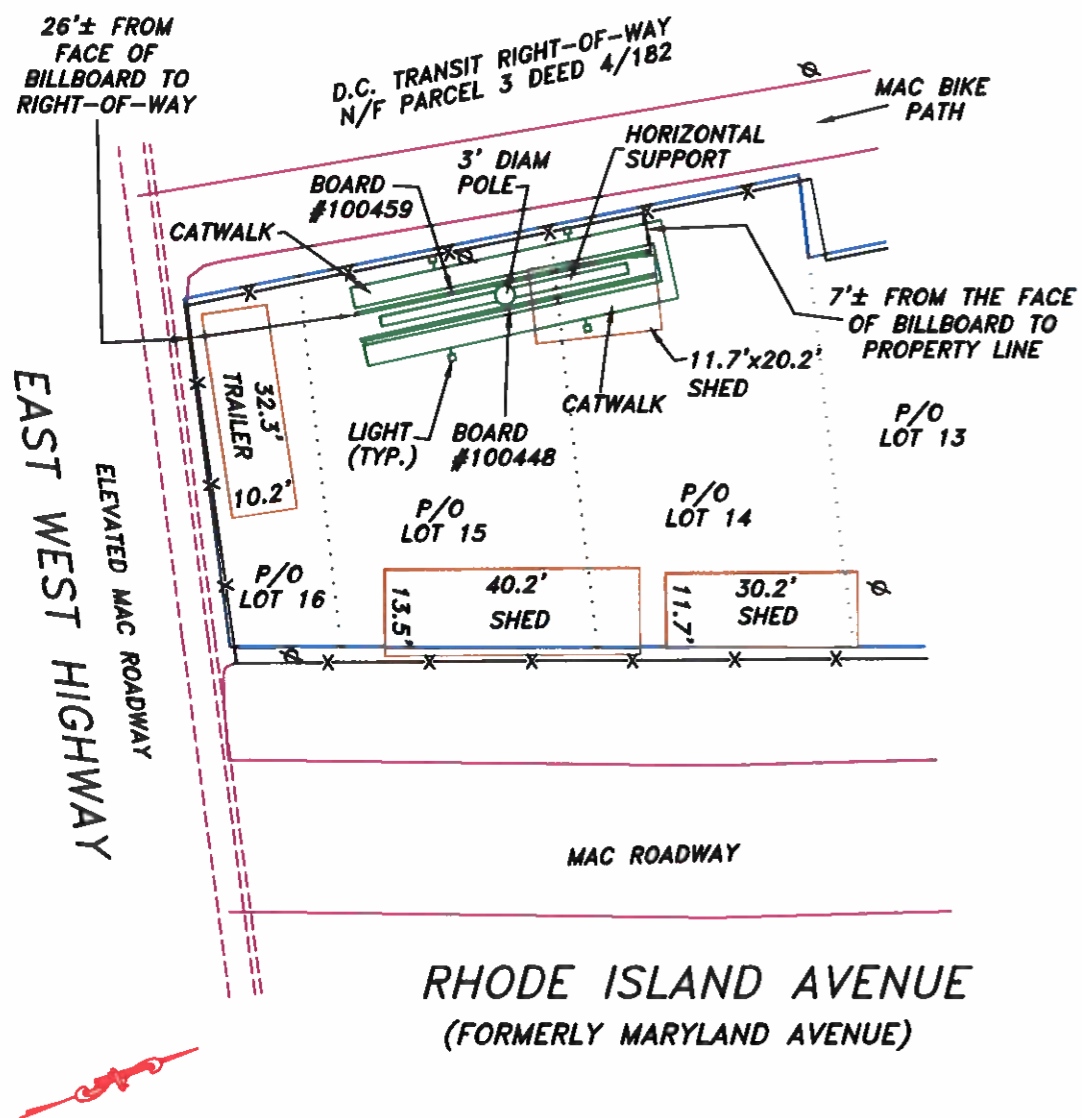
6. Summary/conclusion of request

Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with Section 27-244(d)(2).



11-19-20

April Mackoff
Applicant, Clear Channel Outdoor LLC



BILLBOARD DETAIL

Scale: 1" = 20'



GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 3'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

JOB NOTES:

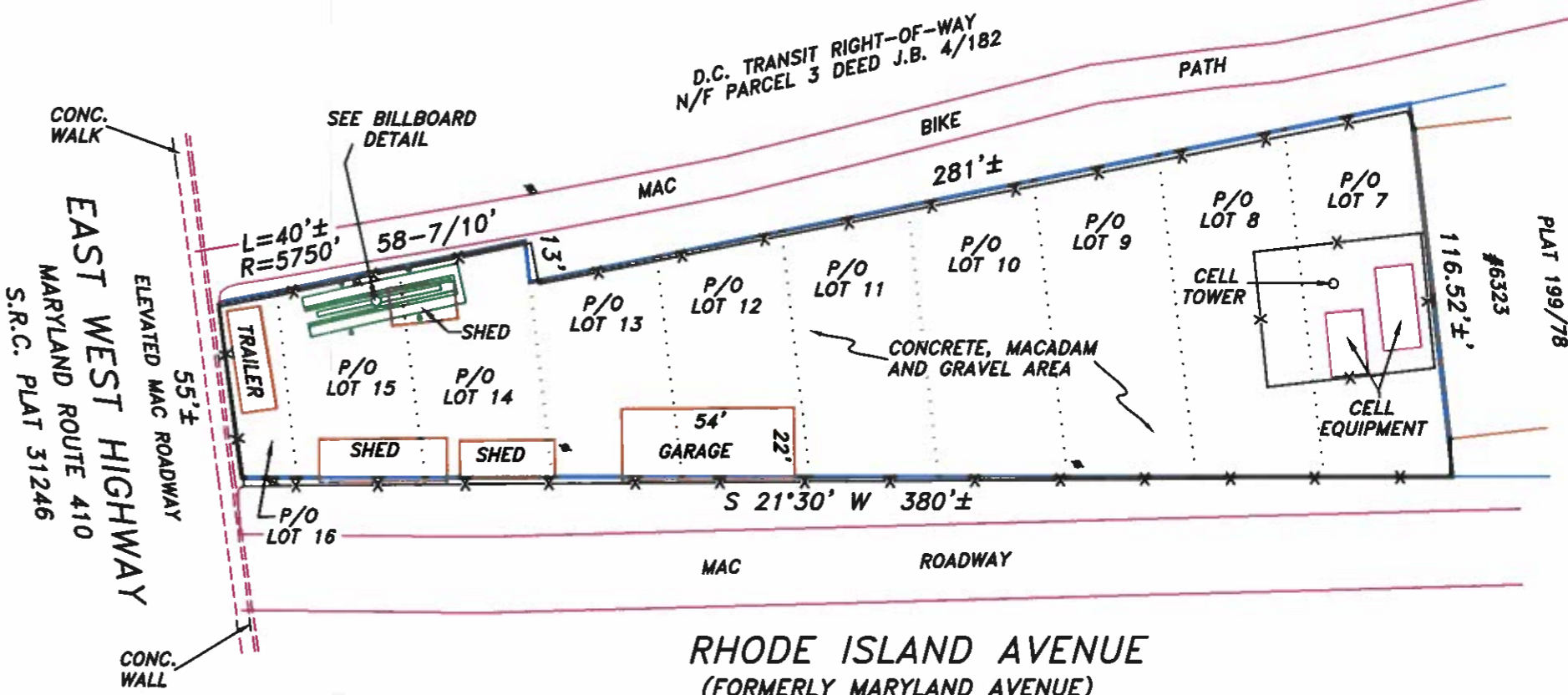
- 1) THE SUBJECT PROPERTY IS ZONED MU-TC (MIXED USE TOWN CENTER)
- 2) TAX ID#: 19-2160695 (REMAINDER LOTS 14, 15, & 16)
TAX ID#: 19-2160703 (REMAINDER LOTS 11, 12, & 13)
TAX ID#: 19-2160687 (REMAINDER LOTS 7, 8, 9, & 10)
- 3) ROAD FRONTAGE OF RHODE ISLAND AVENUE: 380'±
ROAD FRONTAGE OF EAST WEST HIGHWAY: 55'±
TOTAL ROAD FRONTAGE: 435'±
- 4) NO STATIC OR DIGITAL BILLBOARDS WERE OBSERVED WITHIN 1,000 FEET OF THE EXISTING BILLBOARD.
- 5) ONLY IMPROVEMENTS WITHIN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.
- 6) BOARD #100459 WAS NOT LABELED ON THE SIGN, THE NUMBER WAS PROVIDED BY CLIENT.
- 7) THE DESCRIPTION IN DEED 39170/69 IS VAGUE. THE PROPERTY OUTLINE SHOWN HEREON IS APPROXIMATE.

SIGN HEIGHTS:

BOARD # 100448 TOP: 37.6'
BOTTOM: 23.6'
BOARD # 100459 TOP: 37.6'
BOTTOM: 23.6'
(HEIGHTS AT EAST WEST HIGHWAY)

SIGN LENGTHS:

BOARD # 100448: 47.7'
BOARD # 100459: 47.7'



APPARENT ENCROACHMENT NOTES:

- 1) THE SHEDS AND FENCE LINES APPEAR TO LIE AT, NEAR OR OVER THE PROPERTY LINES.



The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: #6313 & #6315 RHODE ISLAND AVENUE as described in a deed from Gregory S. Prendable to Gregory S. Prendable among the Land Records of Prince George's County, Maryland in Liber 39170, folio 69.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0133 E, effective 9/16/2016



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2022

SPECIAL PURPOSE SURVEY
6313 & 6315 RHODE ISLAND AVENUE
19th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1" = 50'
Date: 2/12/2020
Field By: TOM
Drawn By: SCK
File No.: MISC 13771
Page No.: 1 of 1

PRINCE GEORGE'S COUNTY
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900



YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE

Date : 12/09/2020

PERMIT APPLICATION

Case Number: 51074-2020-00

ACTIVITY: Building Permit Application
WORK DESCRIPTION: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
USE TYPE:
EXISTING USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
PROPOSED USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).

LOT :
BLOCK : 69
PARCEL :

SITE INFORMATION

SITE ADDRESS: 00000 RHODE ISLAND AVE RIVERDALE 20737	PROJECT NAME: SUBDIVISION: RIVERDALE PARK	EST. CONSTRUCTION COST: ELECTION DISTRICT: 19 PROPERTY TAX ACCOUNT #: 2160695
---	---	--

<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
Gregory S Prendable Living Trust 6310 Rhode Island AVE Riverdale MD 20737	Clear Channel Outdoor LLC. 9590 Lynn Buff CT #5 Laurel MD 20723		

FOR OFFICE USE ONLY

	Reviewer	Date		Reviewer	Date
M-NCPPC			Fire Eng.		
Site / Road Eng.			Mechanical Eng.		
Structural Eng.			Health		
Electrical Eng.			Issuance		

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

APPLICANT _____ **Stephenie Clevenger** _____ **No Limit Land** _____ **(240) 338 - 0131** _____
NAME **COMPANY** **PHONE** **SIGNATURE**

SIGN POSTING AND INSPECTION AFFIDAVIT – PLANNING DIRECTOR REVIEW

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

2 sign(s) on 1/9/2021
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-51074-2020 Name: Clear Channel Billboard

Date: 1/9/2021

Address: 1001 Prince Georges Blvd., Suite 700
Upper Marlboro, MD 20774

Telephone: 240-338-0131

Capacity in which you are acting: Agent
(owner, applicant, agent)

NOTE: Take **legible** photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to PGCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and “Posting Affidavit”

* * * * *

The affidavit must be received prior to the end of the 20-day (30 days for all CBCA conservation plans) posting period.

Planning DIRECTOR case: CNU-51074-2020

Reviewer: Kelsey Shaffer

2 SINGLE-sided signs (for a total of 2 physical signs)





Sign 1A (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021



Sign 1B (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021

SIGN POSTING INFORMATION

Application Number: CNU-51074-2020-U

Applicant(s) Name: 6313 Rhode Island Avenue

Date sign(s) were transmitted to applicant or applicant's agent: _____

Number of signs transmitted: Four (4)

Person to whom signs were transmitted: _____ **(Print)**

_____ **(Signature)**

Capacity in which that person was acting: _____
(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: May 19, 2021

Last date sign(s) can be posted: April 19, 2021

Zoning Hearing Examiner

Prince George's County • 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 • 301-952-3644

NOTICE OF VIRTUAL HEARING

Application Number: CNU-51074-2020-U

Applicant(s) Name: Clear Channel Outdoor, LLC/ 6313 Rhode Island Avenue

Date and time of scheduled Zoning Hearing Examiner meeting: May 19, 2021 at 9:30 A.M.

Description of Request Application of April Mackoff/Clear Channel Outdoor, LLC, Applicant; request for certification of an existing Outdoor Advertising Sign (Billboard) with double-sided bulletin boards, pursuant to Council Bill 84-2016, on approximately 0.14 acres, zoned M-U-TC (Mixed Use Town Center), located at the intersection of East-West Highway and Rhode Island Avenue, and identified as 6313 Rhode Island Avenue, Riverdale Park, MD 20737.

* * * * *

Attention: Due to the current state of the novel coronavirus (COVID-19) pandemic, and the implications of the Council's Emergency Resolutions including, CR-35-2020, the Zoning Hearing Examiners Office is operating under emergency procedures. As authorized by CB-33-2020, all or a portion of the hearing will be conducted virtually and in accordance with District Council Rules of Procedure.

Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us no later than 5:00 p.m. on May 17, 2021. Persons of Record will receive an email with information to join the virtual meeting platform. **Once you have received your Notice of Hearing, please provide an email address to ZHE@co.pg.md.us**

If you have not viewed the documents you can find them at https://pgccouncil.us/LZIS. Once there select "Guide", then "ZHE", then the application name and hearing date, then "meeting details" and finally "attachments".

Upon notification of an evidentiary hearing before the Zoning Hearing Examiner, any interested party shall submit documents for the record in person, by email, by other electronic portals, or in the County provided drop box. **A copy of all large Site Plans or other documents must be submitted in person or the County provided drop box.** All documents for the record shall be submitted no later than five (5) business days before the scheduled evidentiary hearing. With permission from the Zoning Hearing Examiner, a party may submit supplemental documents for the record. Any interested party may contact The Office of the Zoning Hearing Examiner to receive a paper copy of a document if the document is not accessible online

The Zoning Hearing Examiner shall not be responsible for resolving any technical difficulties incurred by any person participating in a virtual/remote hearing.

This notice is for informational purposes only. Per CB-1-2004 you have received this Notice of Public Hearing because you signed up to become a Person of Record. If you have any questions, please contact the Zoning Hearing Examiner at email ZHE@co.pg.md.us. or call (301) 952-3644.

DATE MAILED BY US POSTAL SERVICE/EMAILED: April 19, 2021 to Persons of Record (List attached to original in file)



Extension to Lease Agreement 0119-27055
Dated February 29, 1988
Between
Harry D. Friedman
and
Heritage Creative Outdoor Services, Inc.

The following amendments shall be made to the above agreement:

1. Term.....Three (3) years from January 1, 1994
2. Consideration.....Five Thousand Five Hundred

All references to Heritage Creative Outdoor Services shall be to Revere National Corporation, Lessor; successor to Heritage.

All other terms and conditions shall remain the same.

ACCEPTED AND APPROVED:

Lessor: Harry D. Friedman 11/2/93
Harry D. Friedman Date

Lessee: [Signature] 11-15-93
Revere National Corporation Date



Heritage
CREATIVE OUTDOOR SERVICES, INC.

LEASE AGREEMENT

LEASE NO. 1201192705501

City Washington State DC Date February 29, 1988

1. The undersigned Lessor hereby leases exclusively to Heritage Creative Outdoor Services, Inc., Lessee, subject to cancellation by either party only as herein provided, the use of the following described premises for the purpose of erecting and maintaining painted, printed or illuminated advertising signs including necessary structures, devices and connections.

Lot: P/O Lots 14, 15, & 16 Block #69 Location Riverdale Park
North Side East-West Highway at the B & O Railroad Overpass

situated in the ~~City of~~ Town of Riverdale, County of Prince George's, State of Maryland

for a period of ~~Three (3) years from date~~ Three (3) years from June 15, 1987
2. The consideration shall be Three-Thousand Six-Hundred Nine**** (\$) Dollars per year ~~after the signs are constructed, payable by Lessee in advance, commencing the first day of the month during which signs are completed, prior to construction and during such times as no advertising copy is being displayed on the property by Lessee, the rental shall be at the rate of Ten (\$10.00) Dollars per year~~

3. Lessor agrees that he, his tenants, agents, employees, or any other persons acting in his behalf, shall not place or maintain, any object on the property or on any neighboring property which would in any way wholly or partially obstruct the view of Lessee's sign structures. If such obstruction occurs the Lessee has the option of requiring the Lessor to remove said obstruction, or the Lessee may itself remove the obstruction charging the cost of said removal to the Lessor, or the Lessee may reduce the rental herein paid to the sum of Ten (\$10.00) Dollars per year so long as the obstruction continues.

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. This lease shall continue in full force and effect for its term and thereafter for subsequent successive like terms unless terminated at the end of such term or any successive like term upon written notice by the Lessor or Lessee served by certified or registered mail thirty (30) days before the end of such term or subsequent like term, provided that Lessee shall have the right to terminate the Lease at the end of any monthly period upon written notice to Lessor served not less than thirty (30) days prior to the end of such monthly period. Lessor shall have the right to terminate the Lease at any time during the period of this Lease if the Lessor is to improve the unimproved property by erecting thereon a permanent private commercial or residential building, that will occupy the same physical space that Lessee's sign structure occupies. Lessee shall remove its sign within thirty (30) days after receipt of a copy of the applicable building permit, ~~but only if in addition it has been paid in full at the time notice of building is given the consideration described in the sentence which follows immediately.~~ The Lessor will upon giving such notice of building, return to the Lessee all rent paid for the unexpired term ~~plus the total cost of the construction and the removal of the Lessee's signs, less 48% of such cost for each full month of the Lease prior to the notice of termination.~~ If the Lessor fails to commence the erection of the private commercial or residential building within thirty (30) days after Lessee removes its signs, Lessee shall again have the right to occupy the premises and maintain advertising signs subject to the provision of this Lease. ~~If any portions of the property are not to be utilized for such building, the Lessee has the option to use the remaining portion on the same terms except that the rent shall be proportionately reduced.~~ Lessor shall not cancel this lease during its term and subsequent successive like terms for the purpose of leasing to other outdoor advertising companies.

6. If the view of the property or advertising sign or signs is partially or wholly obstructed, or their advertising value impaired or diminished by reduced vehicular circulation, or the use of such sign or signs is prevented or restricted by law, the Lessee may immediately at its option either reduce rental in direct proportion to the loss suffered as a result of such obstruction, impairment, prevention or restriction of use, or keep the lease in force except that no rental shall accrue while such conditions continue, or cancel this agreement and receive all rent paid for the unexpired term of this lease, by giving the Lessor notice in writing of such obstruction, impairment prevention or restriction of use. Lessor agrees to allow Lessee to trim or cut brush or trees that Lessee deems necessary to allow for an unobstructed view of Lessee's advertising display.

7. ~~If Lessee is for any reason prevented from illuminating its signs, the Lessee may reduce the rental paid hereunder to two-thirds (2/3), so long as Lessee is not allowed to illuminate its signs described in this lease.~~

8. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, and any other improvements erected by Lessee, and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structures, and improvements erected by Lessee, at any time during the term of the lease or after the termination or expiration of the lease.

9. This lease shall constitute the sole agreement of the parties relating to the lease within described property. Neither party shall be bound by any statements, oral or written, unless such statements are set forth specifically in this lease.

10. The word "Lessor" as herein used shall include and means "Lessors". This lease is binding upon the heirs, assigns and successors of both Lessor and Lessee.

11. Lessor represents that he is the Owner of the property covered and described in this lease and has the authority to execute this lease. All rents and notices shall be sent to the addresses shown below.

12. In the event of any litigation to determine the rights of either party under this lease or to construe the said lease, or the obligations of either party in regard thereto, the prevailing party shall be entitled to such reasonable attorneys' fees and all court costs as shall be awarded by a court of competent jurisdiction.

13. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to participate in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest.

HERITAGE CREATIVE OUTDOOR SERVICES, INC.

By: Charles M. Marino
Representative

Accepted & Approved
By: Chalky Marino 2/10/88
Branch Manager Date
P.O. Box 10155
Branch Address
Washington, DC 20018
City State Zip

Accepted & Approved: As amended on attached page.

By: Harry D. Friedman 3/8/88
Lessor Date

By: Harry D. Friedman
Name-Please Print
7101 Wisconsin Avenue #1011A
Address
Bethesda, MD 20814
City State Zip
(301) 986-0700
Telephone Number
9595
Social Security or Federal Tax Number

AMENDMENTS TO HERITAGE CREATIVE OUTDOOR SERVICES, INC.

LEASE AGREEMENT DATE FEBRUARY 29, 1988

Par. 1 Lease period is three (3) years from June 15, 1987.

Par. 3 Lessee must give thirty (30) days notice to Lessor, by certified mail, to permit him to first remedy any obstructions before these provisions can take effect.

Lessee acknowledges that no such obstructions exist as of the date of this agreement.

Par. 6 Lessee must give the Lessor thirty (30) days written notice, by certified mail, of his intention to invoke any of the provisions of this paragraph.

(m) Lessee then has the option and right to cancel this lease in response to such notification.

Par. 7 Lessee acknowledges that one face of this double sign is presently not illuminated, and it is therefore excluded from this provision.

(m) *HDF* *7/0* The only one acceptable reason under this lease provision that prevents the Lessee from illuminating this sign is a governmental decree to that effect. In such an event, the percentage of rent payable shall be reduced to 3/4.

Par 13 Lessee shall make his own case with respect to this provision.

General

Provision In the event of the non-renewal of this lease by the Lessee or its successor, or the cancellation of this lease by the Lessor; the Lessee, or its successor, shall remove the sign, from the Lessor's premises, and restore the site to its original state as existed before the installation of this sign.

Lessor may cancel this lease if the property is sold within thirty (30) days of the date of this agreement.
In the event that the back-up face of this structure can be used commercially by Heritage, the lessor shall be compensated by increasing the rent to a total of *3/4* annually for the remainder of this agreement. *Heritage shall proceed promptly to try to obtain commercial use of the back-up face. Heritage shall keep Lessor advised of his efforts and progress in accomplishing this result.*

ACCEPTED AND APPROVED *HDF*

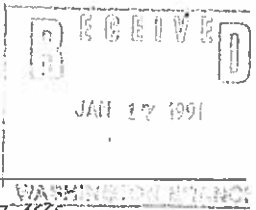
Heritage Creative Outdoor Services, Inc.: Lessors:

By: *Charles Martin*
Date: *3/10/88*

By: *Harry D. Friedman*
Date: *March 8, 1988*

APPROVED PAYEES - 2/29/88

1. Sarah A. Schreiber
1384 Union Street
Brooklyn, NY 11213
2. Ruthe Katz, Trust
ZD. Lyas, Trust Department
American Security Bank
Washington, DC 20013
3. Joel S. Sittenfeld
C/O Crestar Bank, N.A.
15th New York Ave., NW
Washington, DC 20005
4. Eugene D. Sittenfeld
6810 Barrett Lane
Bethesda, MD 20814
5. Janice C. Batchelder
524 8th Avenue
Menlo Park, CA 94025



P.O. Box 10155 • Washington, DC 20018 (301) 864-4727 • fax (301) 927-4665

Extension to Lease Agreement 0119-27055-01

Dated February 29, 1988

Between

Harry D. Friedman

And

Heritage Creative Outdoor Services, Inc.

1. Term..... Three Years from January 1, 1991.

2. Consideration... Four Thousand Eight Hundred and NO/1...

annually
D.D.J.
1/16/91

All References to Heritage Creative Outdoor Services shall be to Revere National Corporation, Lessor; Successor of Heritage.

All other terms and conditions shall remain the same.

ACCEPTED AND APPROVED:

Lessor Harry D. Friedman 1/16/91
 Harry D. Friedman Date

Lessee J.R. Johnson 1-16-91
 Revere National Corporation, R.E. Manager Date

WANTS 342
 5700

4800	1-91 TO 1-92
4992	1-92 TO 1-93
5191	1-93 TO 1-94

51399. 5400 1-94 TO 1-95

(NEW ADDRESS) 5817 MIDHILL ST. BETHESDA
 320-7080 20817

ROLLINS OUTDOOR ADVERTISING

LEASE AGREEMENT

LEASE NO. 1,2,0,1,1,9,2,7,0,5,0
 Date August 8, 1984

City Washington State District of Columbia
 1. The undersigned Lessor hereby leases exclusively to Rollins Outdoor Advertising, Lessee, subject to cancellation by either party only as herein provided the use of the following described premises for the purpose of erecting and maintaining painted, printed or illuminated advertising signs including nece structures, devices and connections.
 Lot: P/O Lots 14, 15 & 16 Block #69 Location Riverdale Park
North side East-West Highway at the B & O Railroad Overpass
 situated in the City of Town of Riverdale, County of Prince George's, State of Maryland
 for a period of ~~18 months (18)~~ SEE AMENDMENTS

2. The consideration shall be 1000 Dollars per year after the sign constructed, payable by Lessee in advance, commencing the first day of the month during which signs are completed. Prior to construction and during ~~time no advertising copy is being displayed on the property by Lessee, the rental shall be at the rate of Ten (\$10.00) Dollars per year.~~
3. Lessor agrees that he, his tenants, agents, employees, or any other persons acting in his behalf, shall not place or maintain, any object on the proper on any neighboring property which would in any way wholly or partially obstruct the view of Lessee's sign structures. If such obstruction occurs the Le has the option of requiring the Lessor to remove said obstruction, or the Lessee may itself remove the obstruction charging the cost of said removal to Lessor, or the Lessee may reduce the rental herein paid to the sum of Ten (\$10.00) Dollars per year so long as the obstruction continues. (X)
4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its ag employees or others employed in the construction, maintenance, repair or removal of its signs on the property.
5. This lease shall continue in full force and effect for its term ~~and thereafter for subsequent successive like terms unless terminated at the end of such or any successive like term upon written notice by the Lessor or Lessee served by certified or registered mail thirty (30) days before the end of such or subsequent like term, provided that Lessee shall have the right to terminate the lease at the end of any monthly period upon written notice to be served not less than thirty (30) days prior to the end of such monthly period;~~ Lessor shall have the right to terminate the Lease at any time during the p of this Lease if the Lessor is to improve the unimproved property by erecting thereon a permanent private commercial or residential building that will oc the same physical space that Lessee's sign structure occupies. Lessee shall remove its sign within thirty (30) days after receipt of a copy of the applic building permit, but only if in addition it has been paid in full at the time notice of building is given the consideration described in the sentence which fol immediately. The Lessor will upon giving such notice of building, return to the Lessee all rent paid for the unexpired term plus the total cost of the constur and the removal of Lessee's signs, less 1/10th of such cost for each full month of this Lease prior to the notice of termination. If the Lessor fails to comm the erection of the private commercial or residential building within thirty (30) days after Lessee removes its signs, Lessee shall again have the right occupy the premises and maintain advertising signs subject to the provision of this Lease. ~~If any portions of the property are not to be utilized for building, the Lessor has the option to use the remaining portions on the same terms except that the rent shall be proportionately reduced.~~ Lessor not cancel this lease during its term and subsequent successive like terms for the purpose of leasing to other outdoor advertising companies.
6. If the view of the property or advertising sign or signs is partially or wholly obstructed, or their advertising value impaired or diminished by red vehicular circulation, or the use of such sign or signs is prevented or restricted by law, the Lessee may immediately at its option either reduce rental in d proportion to the loss suffered as a result of such obstruction, impairment, prevention or restriction of use, or keep the lease in force except that no re shall accrue while such conditions continue, or cancel this agreement and receive all rent paid for the unexpired term of this lease, by giving the Le notice in writing of such obstruction, impairment prevention or restriction of use. Lessor agrees to allow Lessee to trim or cut brush or trees that Le deems necessary to allow for an unobstructed view of Lessee's advertising display.
7. If Lessee is for any reason prevented from illuminating its signs, the Lessee may reduce the rental paid hereunder to two-thirds (2/3), so long as Le is not allowed to illuminate its signs described in this lease.
8. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, and any other improvements erected by Les and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structu and improvements erected by Lessee, at any time during the term of the lease or after the termination or expiration of the lease.
9. This lease shall constitute the sole agreement of the parties relating to the lease within described property. Neither party shall be bound by any statem oral or written, unless such statements are set forth specifically in this lease.
10. The word "Lessor" as herein used shall include and means "Lessors". This lease is binding upon the heirs, assigns and successors of both Lessor and Les
11. Lessor represents that he is the Owner of the property covered and described in this lease and has the authority to execute this le
12. In the event of any litigation to determine the rights of either party under this lease or to construe the said lease, or the obligations of either party in re thereto, the prevailing party shall be entitled to such reasonable attorneys' fees and all court costs as shall be awarded by a court of competent jurisdic
13. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to partici in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement the leased premises and the loss of the leasehold interest. SEE AMENDMENTS

ROLLINS OUTDOOR ADVERTISING

By: W. J. Baker Wallace J. Baker 8/25/84
 Representative Date

Accepted & Approved:
 By: _____
 Branch Manager Date
P. O. Box 10155
 Branch Address
Washington, D.C. 20018
 City State Zip

Accepted & Approved as amended on attached page
 By: Harry D. Friedman Aug 2
 Lessor Date

By: Ruthe Katz & Harry D. Friedman
 Name - Please Print #10111
 Address 7101 Wisconsin Ave. #1000
 City Bethesda, MD 20814 State MD Zip
 Social Security or Federal Tax Number 301 986-0700 Telephone Number

AMENDMENTS TO ROLLINS OUTDOOR ADVERTISING

LEASE AGREEMENT DATED AUGUST 8, 1984

- par. 1 Lease period is three (3) years from June 15, 1984.
- par. 3 Lessee must give thirty (30) days notice to Lessor, by certified mail, to permit him to first remedy any obstructions before these provisions can take effect.
- Lessee acknowledges that no such obstructions exist as of the date of this agreement.
- par. 5 Lessor shall have the right to terminate this lease under the following additional conditions:
- (1) If Lessor develops this property for a tenant and the sign is objectionable to the tenant.
 - (2) If Lessor sells this property to a bone fide purchaser.
- par. 6 Lessee must give the Lessor thirty (30) days written notice, by certified mail, of his intention to invoke any of the provisions of this paragraph.
- Lessor then has the option and right to cancel this lease in response to such notification.
- par. 7 Lessee acknowledges that one face of this double sign is presently not illuminated, and it is therefore excluded from this provision.
- The only one acceptable reason under this lease provision that prevents the Lessee from illuminating this sign is a governmental decree to that effect. In such an event, the percentage of rent payable shall be reduced to 3/4.
- par. 13 Lessee shall make his own case with respect to this provision.

General
Provision

In the event of the non-renewal of this lease by the Lessee or its successor, or the cancellation of this lease by the Lessor; the Lessee, or its successor, shall remove the sign, including all of its structures, devices and connections from the Lessor's premises, and restore the site to its original state as existed before the installation of this sign.

ACCEPTED AND APPROVED
ROLLINS OUTDOOR ADVERTISING LESSORS

by Wallace J. Gade 8/23/84 by Harry D. Friedman

date _____ date August 21, 1984

APPROVED PAYEES - 8/23/84

- | | |
|---|--|
| 1. Harry D. & Joy T. Friedman (1/3)
5817 Midhill St.
Bethesda, MD 20817 | 2. Ruthe Katz, Trust (1/3)
ZD. Lyas, Trust Department
American Security Bank
Washington, D.C. 20013 |
| 3. Joel S. Sittenfeld (1/6)
6810 Barrett Lane
Bethesda, MD 20814 | 4. Eugene D. Sittenfeld (1/6)
6810 Barrett Lane
Bethesda, MD 20814 |



OUTDOOR ADVERTISING

LEASE AGREEMENT

Lease Location: W-W-S-55 Lease No. 12-0119-27055-01
Street: N/S East-West Hwy. @ B & O RR Overpass Branch: ROA Washington
City: Riverdale Maryland January 20, 1983

IN CONSIDERATION OF dollars per year, payable in monthly installments effective 6/15/82, then each month during agreement term. the undersigned Lessor, hereafter referred to as YOU, hereby leases to ROLLINS OUTDOOR ADVERTISING, INC., Lessee, hereafter referred to as ROA, the exclusive use of the following described premises, for the purposes of erecting and maintaining printed, painted, and/or illuminated advertising signs, including all structures, devices, and connections:

Lot P/O Lots 14, 15 & 16, Block #69, Location Riverdale Park
Ground space and air rights for one (1) Single-Post Upright type advertising display structure located as at present. Structure may be single-faced or double-faced with each face having area 14' x 48'. Re: Plat of 12/30/70
situated in the City of Town of Riverdale, County of Prince Georges, State of Maryland

This lease shall be for an original term of two (-2-) years from the date of commencement of construction of said sign (s). It is further agreed that this lease will be automatically renewed for a like period of time on the same terms and conditions, and then year to year thereafter, unless, after the first renewal, either party cancels this lease in writing to the other party at least sixty (60) days prior to the expiration date of any additional term. Payment of rent required by this lease agreement will start upon commencement of construction of a sign structure on the property described above. ROA agrees to pay YOU the sum of Ten Dollars (\$10.00) when this agreement is signed. The Ten Dollars will be applied against the first year's rent. RECEIPT OF THE TEN DOLLARS DOWN PAYMENT IS HEREBY ACKNOWLEDGED.

YOU agree to give ROA free access to the above-referenced property as may be necessary for ROA to construct, service, repair, or remove its advertisements and structure (s).

YOU agree not to erect or permit anyone else to erect advertising signs or other advertising matter on any part of the above-referenced premises except for noninterfering, on-premise or real estate signs. YOU further agree that YOU will not do or permit anything to be done on the leased property or any other property owned by YOU in the vicinity of ROA's signs, which will in any way interfere with the use of ROA of the leased property for advertising purposes or with the free and unobstructed view of any sign (s) or structure (s) which may be erected upon the leased property. YOU also agree that ROA, after notice to you to remove any such obstruction, may seek such equitable remedies, including injunction, as may be required, as well as any monetary damages as may be suffered by ROA.

If at any time, at ROA's sole determination, (a) ROA's sign (s) becomes entirely or partially obscured or destroyed; or (b) the leased property becomes unsafe for the maintenance of ROA's structures or unable to support such structures; or (c) the value of the leased property location for advertising purposes becomes diminished; or (d) the traffic to which ROA shows its advertising message becomes temporarily or permanently diverted or if there is a change in direction of traffic flow; or (e) ROA is unable to obtain the necessary permits for the erection or maintenance of its sign (s) (of special size, design, or construction) as ROA chooses to construct and maintain on the leased property; or (f) ROA is prevented by any present or future law or ordinance or by the authorities having jurisdiction from constructing or maintaining on the leased property the sign (s) as ROA might desire to construct or maintain - then ROA can, at its option, cancel this lease as long as ROA gives thirty (30) days written notice to YOU by registered mail, sent to the address shown on this lease or to any such address as YOU might specify in writing. If it is necessary for ROA to cancel this lease because of conditions specified above, YOU agree to return to ROA any rent paid in advance for the unexpired term. If, however, the conditions noted above are temporary in nature, then ROA can suspend rental payments under the terms of this contract for the length of time that ROA is unable to use its structure (s) for the advertising purpose originally intended.

YOU agree to allow ROA to trim or cut whatever trees or brush that ROA deems necessary to allow for an unobstructed view of its advertising display. ROA, or anyone that ROA assigns, will remain the owner of all sign structures and improvements placed upon the leased property and ROA has the right to remove its signs and improvements at any time.

YOU represent that YOU are the Lessor of the leased property and that YOU have the authority to

execute this lease. This lease shall be construed in accordance with the laws of the State of Maryland, and any county, city, or city and county in which the leased property is located. Should this lease be in violation of any rules against perpetuities of statutes or ordinances limiting the term of such lease, then, and in that event, the term of this lease shall be limited by said rule against perpetuities, statutes, or ordinances. The words "Lessor" and "YOU" as used in this agreement shall be both singular and plural as need be. ROA agrees to protect YOU and save YOU harmless from all damage to either person or property by reason of accidents resulting from the neglect or willful acts of our agents, employees, or workmen, in the construction, maintenance, repair or removal of our signs from the above-referenced property.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, ROA will have the right to participate in any condemnation award of settlement to the extent of its damages for the loss of the use of its sign (s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest.

This lease shall inure to the benefit of and be binding upon the personal representatives, heirs, successors, and assigns of all of the parties to this lease. It is expressly understood that neither ROA nor YOU are bound by any stipulations, representations, or agreements, not printed or written as a part of this lease, except as noted below: (If none, so state)

In the event of non renewal or cancellation of this lease by ROA, ROA shall remove this sign, including all structures, devices, and connections from the lessor's premises, and restore the site to its original state before the installation of this sign. H. Friedman

ROLLINS OUTDOOR ADVERTISING, INC. (Lessee)
By W. J. Baker REPRESENTATIVE DATE
Branch ROLLINS OUTDOOR ADVERTISING, INC.
P. O. Box 10155
Washington, D.C. 20018
(301) 864-4727 TELEPHONE

Accepted and Approved: (Lessor)
Signature: R. Katz & H. Friedman
Name: R KATZ & H FRIEDMAN
Address: % Harry D. Friedman, 7101 Wisconsin Ave. #1000
Zip Code: Bethesda, MD 20814
Telephone: (301) 986-0700
(SS or Fed. I.D. No.)

Accepted and Approved:
By [Signature] BRANCH MANAGER DATE
ROA-1

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

PO Box 10155
Washington, D. C., 20018

Location W-W-S-55
Address as described below
City Prince George's County

Control # 01-0119-27055-01
~~City~~ Town of Riverdale
Date June 14, 1981

IN CONSIDERATION OF _____ Dollars per year.
~~Monthly~~ Monthly Installments
payable, effective June 15, 1981, then each month during agreement term.

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections,
Lot _____, Block _____, Location _____

Ground space and air rights for one (1) Single-Post Wright type advertising display structure located as at present. Structure may be single-faced or double-faced with each face having area 4' x 48'. RE Plat of 12/30/70 - portion of lots 14, 15 & 16, Blk. #69, Riverdale Park.

situated in the ~~City of~~ Town of Riverdale County of Prince George's, State of Maryland
June 15, 1981

for an original term of One (1) years from date of commencement of construction of said signs. It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee will remove structure and leave premises clean & smooth.

ROLLINS OUTDOOR ADVERTISING, INC.
Lessee
Plant Washington (301) 864-4727
By Wallace J. Baker
Representative
Accepted and Approved:
[Signature]
Manager

Accepted and Approved: (Lessor)
S. F. K. INVESTMENT CO.
by: Harry D. Friedman, Managing Partner (L. S.)
Harry D. Friedman (Name)
Max Sittenfeld,
7600 Maple Avenue (Address)
Takoma Park, Maryland (Zip Code)

(Telephone)

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

PO Box 10155
Washington, D. C., 20018

Location W-W-S-55 Control # 01-0119-27055-01
Address as described below
City Prince George's County State Maryland Date May 8, 1979

IN CONSIDERATION OF _____ Dollars per year.

payable, in monthly installments commencing on June 15, 1979 and each month during agreement term

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections,

Lot _____, Block _____, Location _____

ground space and air rights for one (1) Single-Post Upright type advertising display structure, located as at present. Structure may be single-faced or double-faced with each face having area 4' x 48'. Re plat of 12/30/70 - portion of lots 14, 15 & 16, Blk #69, Riverdale Park

situated in the ~~City of~~ Town of Riverdale, County of Prince George's, State of Maryland

for an original term of Two (2) years from date of commencement of construction of said signs. ~~It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.~~

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee will remove structure and leave premises clean and smooth.

ROLLINS OUTDOOR ADVERTISING, INC. **RECEIVED**
Lessee
Plant WASHINGTON (301) 851-1727
By Wallace J. Baker **MAY 14 1979**
Representative
Accepted and Approved: [Signature]
Manager

Accepted and Approved: (Lessor)
S. F. K. INVESTMENT CO.
by Harry D. Friedman, Managing Partner (L. S.)
Harry D. Friedman (Name)
Mr. Max Sitvenfeld, (Address)
7400 Maple Avenue,
Takoma Park, Maryland (Zip Code)
(Telephone)

ROLLINS

ROLLINS OUTDOOR ADVERTISING INC.
RENTAL AGREEMENT

P.O. Box 10155
Washington, D. C., 20018

Location W-W-S-55 Control # 01-0119-27055-01
 Address as described below City Riverdale
 City Prince George's County State Maryland Date July 14, 1976

IN CONSIDERATION OF* _____ Dollars per year.

payable, in monthly installments commencing on June 15, 1976 and during term of agreement

the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections, Lot _____, Block _____, Location _____

round space and air rights for one (1) Single-Post Upright type advertising display structure, located as at present. Structure may be single-faced or double-faced with each face having area 11' x 48'. Re plat of 12/30/70 - portion of lots 14, 15 & 16, Blk #69, Riverdale Park.

situated in the City of Riverdale, County of Prince George's, State of Maryland

for an original term of Three (3) years from date of commencement of construction of said signs. It is further agreed that this agreement will continue for a like period of time on the same terms and conditions, and year to year thereafter, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date of any additional term cancels this agreement. Payment of rental pursuant to the terms of this lease is effective upon commencement of construction of said sign structure. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on the first year's rent receipt which is hereby acknowledged.

Lessor may terminate this lease upon commencing construction of a permanent substantial building on said premises requiring removal of Lessee's sign structures and equipment, provided Lessor has given at least thirty (30) days advance notice thereof in writing and at the time construction commences refunds, pro rata, any rent paid in advance for the unexpired term. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as Lessee deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee or Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor (is) the ^(agent) (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the sign or signs; the cost of removal or replacement from or on the above premises; and the loss of the leasehold interest. Upon termination of tenancy, Lessee

remove structure and leave premises clean and smooth. *J.D.F. W.F.*

ROLLINS OUTDOOR ADVERTISING, INC.
 Lessee
 Plant Washington (301) 861-4727
 By [Signature]
 Representative
 Accepted and Approved: [Signature]
 Manager

Accepted and Approved: (Lessor)
 S. F. K. Investment Co.,
 by Harry D. Friedman, Managing Partner (L.S.)
Harry D. Friedman (Name)
 % Mr. Max Sittenfield
7600 Maple Avenue (Address)
Takoma Park, Maryland (Zip Code)
 _____ (Telephone)



Outdoor Advertising

LEASE AGREEMENT

W-W-5-55

Location # 690
Address as described below

Address PO Box 10155
(Plant)
City Washington, D. C., 20018

City Prince Georges County State Maryland Date May 21, 1971

IN CONSIDERATION (_____) Dollars per year,

payable, in monthly installments commencing on date of completion of erection of structure.
the undersigned, Lessor, hereby leases to ROLLINS OUTDOOR ADVERTISING, Lessee, the exclusive use of the following described premises, for the purposes of erecting and maintaining painted, printed and/or illuminated advertising signs, including necessary structures, devices and connections, Lot _____, Block _____, Location _____

per plat of 12/30/70 attached, portion of lots 14, 15 and 16, Block #69, Riverdale Park
a ground space approx. 8' in Diameter to permit construction of a "one post Build" advertising structure 14' x 48' either single or double-faced. Air rights over lots above, as shown on plat, approx. 6' wide by 48' long.
situated in the City of _____, County of Prince Georges, State of Maryland

for an original term of Five (5) years from date of completion of construction of said signs. It is further agreed that this lease will continue for a like period of time on the same terms and conditions, unless either party by notice in writing mailed to the other party within thirty (30) days prior to the expiration date hereof cancels this agreement. Payment of rental pursuant to the terms of this lease is to begin upon commencement of construction of said signs. Lessee agrees to pay Lessor the sum of \$10.00 upon signing this lease to be applied on first year's rent receipt which is hereby acknowledged.

~~In the event that the portion of said property occupied by Lessee's signs and structures is to be improved by permanent construction or remodeling as evidenced by a building permit, or the sale of said property to a bonafide buyer, this lease shall terminate upon thirty (30) days written notice by Lessor and upon the return to Lessee of all rent paid for the unexpired term of this lease, Lessee shall remove its signs and structures within said thirty (30) days. In the event such improvements shall not be commenced within thirty (30) days after removal of such signs and structures, the Lessee shall have the right to re-enter said premises and reconstruct such signs and structures, and the terms of this lease are thereupon reinstated and shall continue in force after the term hereof until such time as that portion of said property occupied by Lessee's signs is to be improved by permanent construction, or remodeling that part of the premises upon which Lessee's signs are attached or constructed, at which time Lessee shall remove its signs and structures upon thirty (30) days written notice from Lessor as provided herein. Lessor guarantees to Lessee free access to said premises as may be necessary for Lessee to construct, service, repair or remove its advertisements and structures.~~

The Lessor covenants that he will not do or permit anything to be done upon the premises hereby leased or upon any premises owned by him in the vicinity thereof, which will in any way interfere with the use by the Lessee of such leased premises for advertising purposes, or with the free and unobstructed view of any sign structure which may be erected upon the leased premises.

Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush as it deems necessary for unobstructed view of its advertising displays. Should the view of any of the advertising displays or structures on the said premises be, at any time, entirely or partially obstructed or destroyed in any manner whatsoever or should ROLLINS OUTDOOR ADVERTISING be prevented by any means outside of its own control, from constructing or maintaining any of its structures or displays on said premises, or should there be imposed by municipal or governmental authorities any restrictions, limitations or impositions, including a National Emergency or Existence of War conditions which may restrict, limit or interfere with the outdoor advertising business or diminish value of said premises as location for outdoor advertising purposes or should the value of the said premises, as location for advertising purposes, be impaired by diversion of traffic or otherwise in the judgment of ROLLINS OUTDOOR ADVERTISING, then, and in any such case, this agreement may be terminated at the option of ROLLINS OUTDOOR ADVERTISING upon thirty (30) days' notice in writing to the OWNER, and the OWNER agrees to return to ROLLINS OUTDOOR ADVERTISING, upon demand, any sum paid in advance for the unexpired term.

The Lessor covenants not to erect or permit any other person or corporation to erect advertising signs or other advertising matter, on any part of said premises, except when mutually agreed upon by both parties.

The Lessee or its assigns is, and shall remain, the owner of all signs and improvements placed by it upon said property, and has the right to remove same at any time.

Neither Lessee nor Lessor is bound by any stipulation, representation or agreement not printed or written on this lease. This lease shall inure to, and be binding on the personal representatives, successor and assigns of the parties hereto.

The Lessor represents that Lessor ~~has~~ ^{is agent} (is) ~~the~~ ^(is) the (owner) of the above described property, and has the authority to make this lease.

This lease shall be construed in accordance with the laws of the State of Maryland, and of any county, city or city and county located therein. Should said lease be in violation of any rule against perpetuities, or statutes or ordinances limiting the term of such lease, then, and in that event, the term of said lease shall be limited by said rule against perpetuities, statute or ordinance.

The word, "Lessor", as herein used, shall include and mean, "Lessors." The Lessee shall protect and save harmless the Lessor from all damage to persons or property by reason of accidents resulting from the neglect or wilful acts of its agents, employees, or workmen, in the construction, maintenance, repair or removal of its signs on said premises.

S.F.I INVESTMENT Co

Accepted May 25 19 71

Name by HARRY D. FRIEDMAN, Managing Partner

ROLLINS OUTDOOR ADVERTISING
Lessee
Plant WASHINGTON (#301-864-4727)

Ct. Ct. Pr. Geo. Co.
Rollins Ident. # (Signed)
Ex. # 7

Harry D. Friedman ^{as amended}
Lessor ^{letter dated 5/10/71}
5817 Midhill Street,

By [Signature]
Lessee Representative

Law # _____
Bethesda, Maryland 20034 Address

Approved [Signature]

Equity # _____ Phone: 654-4080 (home)
244-4900 (office)

Prince George's County

A TOWN PERMIT IS REQUIRED

DEPARTMENT OF LICENSES & PERMITS

BUILDING PERMIT

HAS BEEN ISSUED

James R. Nowak
CHIEF BUILDING INSPECTOR

PERMIT NUMBER
562-720
DATE ISSUED
2/21/72

BUILDING ADDRESS (HOUSE NO., STREET, TOWN OR AREA)
**6301 Rhode Island Ave.,
East West Highway, Riverdale, Md.**

This authorization generally applies to the following:

LOT NO. **part of lots 14, 15, & 16** BLOCK NO. **69** LIBER FOLIO

DESCRIPTION OF WORK

SUB DIVISION **Riverdale Park** ELECTION DISTRICT

NEW BASE ONLY

OWNER'S NAME AND ADDRESS **Mr. Harry D. Friedman
5817 Michill St.,
Bethesda, Maryland 20034** PHONE NO. **Home 654-4080**
OPERATE STICKER 190

TO BE ACCOMPLISHED BY:

*Refer to
S 11229*

THIS PERMIT MUST BE POSTED

Be sure to read your Permit and call for inspections.

It shall be unlawful to deviate in any manner from, or to erase, or modify any lines or figures contained upon drawings after being stamped by the Inspector of Buildings or filed with him for reference; provided that if during the progress of the execution of such work it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawing, notice of such intentions to alter or deviate shall be given in writing to the Inspector of Buildings, and his written assent shall be obtained before such alteration or deviation may be made. It shall be unlawful to fail or refuse to keep one full set of approved plans, officially stamped in the office of the Inspector of Buildings, on the building under erection, alteration or repair at all times.

It shall be the duty of the holder of every permit to notify the Inspector of Buildings verbally or in writing of the time when such building will be ready for inspection. Three such inspections must be called for on all buildings except sheds and garages, and two inspections shall be called for on such buildings — first and third.

The first of these inspections shall be called for as soon as the trenches for footings are completed.

The second inspection shall be called for when the main structural members are in place, but before covering same with lath or plaster, or other covering.

The third inspection shall be called for final approval.

Fences and free standing awnings require only a final inspection.

**CALL BUILDING INSPECTION 24 HOURS BEFORE POURING
FOOTINGS OR ANY CONCRETE**

Phone 779-3850

County Service Building - Hyattsville, Maryland.

COUNTY OF PRINCE GEORGE'S
DEPT. OF INSPECTIONS AND PERMITS
APR 21 1972
MJP

This permit is void six months from date issued if construction has not been started.

Fee 5.00



**ELLER MEDIA COMPANY
LEASE AGREEMENT**

Lease # 0119-27055

1. The undersigned ("Landlord") leases to ELLER MEDIA COMPANY, a Delaware corporation ("Eller"), the following described property ("Property"), for the purpose of erecting and maintaining outdoor advertising structures, including fixture connections, panels, signs, copy and any equipment and accessories as Eller may place thereon (collectively, the "Structures"), Access to property will be given upon 24 hour notice to landlord, so that access to property is unobstructed and use of the Property to construct, improve, supplement, post, paint, illuminate, maintain, repair, or remove the Structures. Eller may license the use of the Structures, or any portion thereof, for any lawful purpose. The Property is located at: 6313 Rhode Island Avenue, in the City/Township of Riverdale Park County of Prince George's County State of Maryland
2. This Lease shall be in effect for a base term of **ten (10) years**, commencing on April 1, 2000
3. The rent shall be See Addendum dollars per year, payable by Eller annually in advance.
4. This Lease shall continue in full force and effect for its initial 10 year term and thereafter for subsequent like terms, unless not less than ninety (90) days before the end of any such term Landlord or Eller gives Notice of termination. During any term of this Lease and for a period of ninety (90) days following any termination of this Lease, Eller shall not have the right to terminate the lease at the end of any monthly period during the initial 10 year term. Subsequent term termination notice shall be served to the landowner no less than 30 days prior to the end of such monthly period. During the subsequent term of this lease and for a period of 60 days.
5. Eller is the owner of all Structures and has the right to remove the Structures at any time or within sixty (60) days following the termination of this Lease. If the Structures are removed for any reason, only the aboveground portions of the Structures need be removed. Eller has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures. All such permits remain the property of Eller.
6. Landlord and Landlord's tenants, agents, or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Eller's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction with-in five (5) days after Notice from Eller, Eller may in its sole discretion: (a) remove the obstruction at Landlord's expense (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Eller may trim any trees and vegetation on the Property and on any adjacent property controlled by Landlord as often as Eller in its sole discretion deems appropriate to prevent obstructions.
7. Landlord represents that it is the owner (or authorized agent of owner) of the Property and has the authority to enter into this Lease.
8. The lease agreement should not terminate for any reason other than the property being condemned or relocation permissible with landlords prior consent. Lessee shall be responsible for any and all changes in relation to relocation and any costs possibly incurred by landlord in reference to such relocation.
9. If (a) Eller has not been informed of the current address of Landlord or its designated agent, or (b) two or more of the monthly payments sent by Eller are not deposited by Landlord within ninety (90) days after the last such payment is sent by Eller, then no rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Eller Notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Eller's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

10. Eller shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Eller Eller's employees, agents, licensees and contractors. Landlord shall indemnify and hold Eller harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors. Lessee shall produce copies of insurance policies showing adequate coverage in the unlikely event that the structure should fall, break, etc. Lessor will notify Lessee if for any reason they seem to think the structure is unsafe. Eller Media will be responsible for any damage caused by sign liability - cars, trailers, trucks, sheds, fence and other materials on the property.

11. This Lease is binding upon heirs, assigns and successors of both Landlord and Eller. Landlord agrees not to assign this Lease to any competitor of Eller without Eller's written permission. Eller shall have the absolute right to assign or sublet.

12. Any notice ("Notice") to any party under this Agreement shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Agreement, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case Notice shall be delivered to such other address as shall have previously been specified in writing by such party to all parties hereto at their respective addresses then in effect.

13. In the event suit is brought (or arbitration instituted) or an attorney is retained by any party to this Agreement because the other party breached this Agreement, the prevailing party shall be entitled to reimbursement for reasonable attorney's fees and all related costs and expenses. Lessee under no circumstances will advertise on any media in Riverdale Park in reference to the Towing Industry or install any advertising that is competitive to any of the Lessors businesses.

14. Neither Landlord nor Eller shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Eller and Landlord with respect to the Structures and the Property.

15. Greg's Towing Inc. shall be changeable at the cost of artwork and supplies only, for any advertising requested by landlord. Placement of new advertising shall remain rent-free. Lessor agrees to a one time no charge replacement of the Riverdale Park sign to the left of the East facing side of the structure, for the use of Lessors business advertising. Media is to be placed on the side facing east right side.

Date Accepted: 5/15/00

Signed: *Greg's Towing Inc.* 5-15-2000
"Landlord"

Branch Address: P.O. Box 10155
Washington, D.C. 20018

Greg's Towing Inc.
[Name]

6313 Rhode Island Avenue
[Street Address]

Tel No. (301) 864 - 4727

Riverdale MD 20737
[City & State] [Zip]

By: Joseph Kunigonis *[Signature]* JS

SS or Tax ID No. 52-1532064

Its: Real Estate

Tel # 301-927-8847 301-927-8848

Eller Officer Initials: *AV* Landlord Initials: *JS* WHEN INITIALED ON BEHALF OF BOTH ELLER AND LANDLORD, THIS AGREEMENT IS SUPPLEMENTED AND/OR MODIFIED BY AN ATTACHED ADDENDUM.

Addendum to Lease 0119-27055
Dated April 1, 2000
Between
Greg's Towing
And
Eller Media Company


It is agreed between both parties that compensation is as follows and will be paid annually in advance:

04-01-2000 to 03-31-2001.....	\$
04-01-2001 to 03-31-2002.....	\$
04-01-2002 to 03-31-2003.....	\$
04-01-2003 to 03-31-2004.....	\$
04-01-2004 to 03-31-2005.....	\$
04-01-2005 to 03-31-2006.....	\$
04-01-2006 to 03-31-2007.....	\$
04-01-2007 to 03-31-2008.....	\$
04-01-2008 to 03-31-2009.....	\$
04-01-2009 through end of agreement.....	\$

ACCEPTED and APPROVED

Lessee:
Eller Media Company

Lessor:
Greg's Towing


Eller Media Company 5-15-2000
Date


Greg's Towing 5-15-2000
Date

CLEAR CHANNEL OUTDOOR, LLC: Z19728823

Department ID Number:

Z19728823

Business Name:

CLEAR CHANNEL OUTDOOR, LLC

Principal Office:

20880 STONE OAK PARKWAY
SAN ANTONIO TX 78258

Resident Agent:

THE CORPORATION TRUST INCORPORATED
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

06/12/2019

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

From: [Marilyn Taylor](#)
To: [Marilyn Taylor](#)
Subject: RE: Certification of a Non conforming use billboard....CNU-51074-2020-U 6313 Rhode Island Avenue Riverdale
Date: Tuesday, May 4, 2021 8:56:40 AM

From: Arthur Horne <ahorne@shpa.com>
Sent: Monday, May 3, 2021 12:30 PM
To: akthompson@riverdaleparkmd.gov; jnlestitian@riverdaleparkmd.gov
Cc: AprilMackoff@clearchannel.com; John Ferrante <jferrante@shpa.com>
Subject: Certification of a Non conforming use billboard....CNU-51074-2020-U 6313 Rhode Island Avenue Riverdale

Good afternoon Mr. Mayor:

As a follow up to our zoom conference on Tuesday, April 13, 2021, and as we discussed, please be assured of the following: The subject of this non-conforming use application solely involves the certification of an existing billboard pursuant to the Prince George's County ordinance requiring the same. The subject billboard was legal in its inception and has been continuously operating since January 1, 2002 as verified by MNCPPC staff in its recommendation of approval for the certification. Of course the billboard we reference is located on .14 acres at tax map 042, grid/D3 within the municipality of Riverdale Park. The property owner is Greogry S. Prendable Living Trust dated November 5, 2008, and the Applicant filing the certification on behalf of the owner is Clear Channel Outdoor LLC (CCO) and its representative Ms. April Mackoff. As further stated during the meeting, CCO has a lease hold interest in the billboard and controls all activities associated with the billboard, including the type and facing materials located on the billboard.

CCO would like to assure you and the citizens of Riverdale Park that it is not CCO's intent to seek to install or operate a digital billboard at this location. Pursuant to the Prince George's County Zoning Ordinance Section 27-630.03(a), digital billboards are specifically prohibited in residential or mixed use zones, and with the subject property being currently zoned M-U-TC, and with the proposed zoning of the property

to be Legacy M-U-TC, a digital billboard is not, and will not be permitted on this subject site. This fact will be reiterated before the Zoning Hearing Examiner.

Thank you for discussing Riverdale Park's concerns with CCO and for allowing them to confirm that they acknowledge the current law and the City's position of no digital billboards at this location.

Arthur J. Horne, Jr., Esq.
Shipley & Horne, P.A.
[1101 Mercantile Lane, Suite 240](#)
[Largo, Maryland 20774](#)
phone: [301-925-1800](#)
fax: [301-925-1803](#)
ahorne@shpa.com

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**AMENDMENT
TO LEASE AGREEMENT
(Lease # 119270550)**

This LEASE AMENDMENT (this "Amendment") dated to be effective this 1st day of July, 2020 (the "Effective Date"), is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company, successor in interest to Clear Channel Outdoor, Inc., a Delaware corporation ("Tenant"), and GREGORY S. PRENDABLE, Trustee of the Gregory S. Prendable Living Trust dated November 5, 2008 as amended and restated ("Landlord"),.

RECITALS

- A. Landlord and tenant (collectively, the "Parties" and each, individually a Party") have entered into the following agreement: Clear Channel Outdoor Lease Agreement #119270550 effective April 1, 2010 (as it may have been amended, the "Lease").
- B. Pursuant to the Lease, Tenant is leasing from Landlord certain real property described therein for the purpose of maintaining and operating outdoor advertising structures.
- C. The Lease has continued in effect on a month -month basis since the end of the initial Term and remains in full force and effect.
- D. The Parties desire to extend the Term as provided herein.

AGREEMENTS

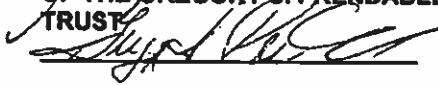
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

- 1. Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meanings assigned to such terms in the Lease.
- 2. The end of the effective term of the lease is hereby extended to June 30, 2025. Effective July 1, 2025, the Lease shall be extended thereafter on a year to year basis.
- 3. Notwithstanding anything to the contrary contained in the Lease, annual rent shall be set forth as follows:
 - a. July 1, 2020- June 30, 2021: -----
 - b. July 1, 2021-June 30, 2022: \$
 - c. July 1, 2022- June 30, 2023: \$
 - d. July 1, 2023- June 30, 2024: \$
 - e. July 1, 2024- June 30, 2025: \$
- 4. Except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.
- 5. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date.

LANDLORD:

**GREGORY S. PRENDABLE, TRUSTEE
OF THE GREGORY S. PRENDABLE LIVING
TRUST**



**Name: Gregory S, Prendable
Title: Trustee
Date: May 29, 2020**

TENANT:

CLEAR CHANNEL OUTDOOR, LLC



**Name: Steve Ginsburg
Title: President, Baltimore/Washington
DC Division
Date: 6/5/20**

CLEAR CHANNEL OUTDOOR LEASE AGREEMENT

1. This Lease Agreement ("Lease") is effective MARCH 29, 2010 and entered into between GREG'S TOWING INC. ("Landlord") and CLEAR CHANNEL OUTDOOR, INC., a Delaware Corporation ("Tenant"). Landlord hereby leases to Tenant the real estate commonly known as 6313 RHODE ISLAND AVENUE in the County of PRINCE GEORGE'S in the State of MARYLAND ("Property") whose permanent property tax number and legal description are attached as Exhibit A. The Property is leased for the purpose of erecting, maintaining, operating, improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures"). This Lease includes all necessary rights of ingress and egress. Tenant may license the use of the Structures, or any portion thereof, for any lawful purpose.
2. This Lease shall be in effect for an initial term of TEN (10) years, commencing on APRIL 1, 2010.
3. Upon the commencement date above rent shall commence at the rate of SEE ADDENDUM.
4. This Lease shall continue in full force and effect for its initial term. If ownership of the Property changes, Landlord shall promptly notify Tenant of such change. Prior to transferring ownership of the Property, Landlord shall furnish the new owner with a copy of this Lease.
5. Tenant is the owner of the Structures and has the right to remove the Structures at any time or within one hundred twenty (120) days following the termination of this Lease. If for any reason, Tenant's Structures are removed, materially damaged or destroyed, all rent payments shall cease until the Structures are rebuilt. If the Structures are removed for any reason, only the above-ground portions of the Structures need be removed. Tenant has the sole right to make any necessary applications with, and obtain permits from, governmental entities for the construction, use and maintenance of the Structures, and Landlord hereby grants Tenant a limited power of attorney for this purpose. All such permits shall remain the property of Tenant. Tenant shall have no obligation to pursue any zoning matter or to continue to maintain any permit. Any such action shall be at Tenant's option.
6. Landlord and Landlord's tenants, agents, employees or other persons acting on Landlord's behalf, shall not place or maintain any object on the Property or any neighboring property owned or controlled by Landlord which, in Tenant's sole opinion, would obstruct the view of the advertising copy on the Structures. If Landlord fails to remove the obstruction within five (5) days after notice from Tenant, Tenant may in its sole discretion: (a) remove the obstruction at Landlord's expense; (b) cancel this Lease, remove any or all of the Structures, and receive all pre-paid rent for any unexpired term of this Lease; or (c) reduce the rent to One Hundred Dollars (\$100.00) per year while the obstruction continues. Tenant may trim any trees and vegetation currently on the Property and on any neighboring property owned or controlled by the Landlord as often as Tenant in its sole discretion deems appropriate to prevent obstructions. Without limiting the foregoing, Landlord shall not permit the Property or any neighboring property owned or controlled by Landlord to be used for off-premise advertising.
7. If, in Tenant's sole opinion: (a) the view of the Structures' advertising copy becomes entirely or partially obstructed; (b) electrical service is unavailable; (c) the Property cannot safely be used for the erection or maintenance of the Structures for any reason; (d) the Property becomes unsightly; (e) there is a diversion, reduction or change in directional flow of traffic from the street or streets currently adjacent to or leading to or past the Property; (f) the Structures' value for advertising purposes is diminished; (g) Tenant is unable to obtain or maintain any necessary permit for the erection, use and/or maintenance of the Structures; or (h) the Structures' use is prevented or restricted by law, or Tenant is required by any governmental entity to reduce the number of billboards operated by it in the city, county or state in which the Structures are located; then Tenant may immediately at its option either: (i) reduce rent in direct proportion to the loss suffered; or (ii) cancel this Lease and receive all pre-paid rent for any unexpired term of this Lease. In addition, if Tenant is prevented from illuminating its signs by law, or other cause beyond Tenant's control, the rent shall be reduced by one-third for such period of non-illumination.
8. If the Structures or the Property, or any part thereof, is condemned by proper authorities; taken without the exercise of eminent domain, whether permanently or temporarily; or any right-of-way from which the Structures are visible is relocated, Tenant shall have the right to relocate the Structures on Landlord's remaining property, subject to the consent of Landlord which will not be unreasonably withheld or delayed, or to terminate this Lease upon not less than thirty (30) days' notice and to receive all pre-paid rent for any unexpired term of this Lease. Tenant shall be entitled to all compensation and other remedies provided by law, including, without limitation, just compensation for the taking of the Structures and Tenant's leasehold interest in this Lease, and/or relocation assistance. Landlord shall assert no rights in such interests. If condemnation proceedings are initiated, Landlord shall use its best efforts to include Tenant as a party

Lease No. 119270550

thereto. No right of termination set forth anywhere in this Lease may be exercised prior to the sale to any entity with the power of eminent domain or by or for the benefit of any entity with the power of eminent domain.

9. Landlord represents that it is the owner (or owner's authorized agent) of the Property and has the authority to enter into this Lease.

10. If the Property is currently encumbered by a deed of trust or mortgage, ground lease or other similar encumbrance, Landlord shall deliver to Tenant on or before the commencement date hereof a non-disturbance agreement in a form reasonably acceptable to Tenant.

11. If (a) Tenant has not been informed of the current address of Landlord or its authorized agent, or (b) two or more of the monthly payments sent by Tenant are not deposited by Landlord within ninety (90) days after the last such payment is sent by Tenant, then no further rent shall be payable hereunder for the period commencing with the due date of the first such payment not deposited and continuing until Landlord (i) gives Tenant notice of its business address or that of its authorized agent or (ii) deposits all previous payments. In either case, Tenant's rent obligations shall be reinstated retroactively as if neither event described in (a) or (b) of this section had occurred.

12. Tenant shall indemnify and hold Landlord harmless from all injuries to the Property or third persons caused by Tenant, Tenant's employees, agents, licensees and contractors. Landlord shall indemnify and hold Tenant harmless from all injuries to Structures or third persons caused by Landlord, Landlord's employees, agents, licensees and contractors.

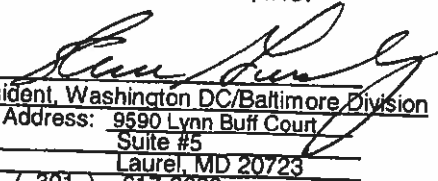
13. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the right to assign or sublet, subject to the consent of Landlord which will not be unreasonably withheld or delayed.

14. Any notice to any party under this Lease shall be in writing by certified or registered mail, and shall be effective on the earlier of (a) the date when delivered and receipted for by a person at the address specified within this Lease, or (b) the date which is three (3) days after mailing (postage prepaid) by certified or registered mail, return receipt requested, to such address; provided that in either case notices shall be delivered to such other address as shall have been specified in writing by such party to all parties hereto prior to the notice being delivered.

15. If suit is brought (or arbitration instituted) or an attorney is retained by any party to this Lease because the other party breached this Lease, the prevailing party shall be entitled to reimbursement for reasonable attorneys' fees and all related costs and expenses.

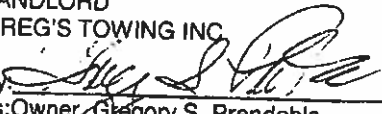
16. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby grants Tenant all rights necessary to record a memorandum of this Lease without Landlord's signature, including a limited power of attorney for such purpose. Landlord understands that the terms of this Lease are proprietary and confidential and Tenant would be damaged by the unauthorized disclosure of the terms. Therefore, Landlord agrees not to disclose the terms to any third party. Such agreement shall survive the termination of this Lease.

CLEAR CHANNEL OUTDOOR, INC.

By: 
Its: President, Washington DC/Baltimore Division
Branch Address: 9590 Lynn Buff Court
Suite #5
Laurel, MD 20723
Tel No. (301) 817-2600

LANDLORD

GREG'S TOWING INC

By: 
Its: Owner, Gregory S. Preadable
Printed Name of Landlord: Greg's Towing, Inc.
Address: 6313 Rhode Island Avenue
Riverdale, Maryland 20737-1046
Tel No. (301) 927,8847 or 8848
SS or Tax ID No. 52-1532064

Clear Channel Officer Initials:  Landlord Initials:  WHEN INITIALED ON BEHALF OF BOTH CLEAR CHANNEL AND LANDLORD, THIS AGREEMENT IS SUPPLEMENTED AND/OR MODIFIED BY AN ATTACHED ADDENDUM.

LEASE NO. 119270550

ADDENDUM TO LEASE AGREEMENT
No. 119270550

This Addendum to Lease Agreement #119270550 is entered into by GREG'S TOWING INC. ("Landlord") and Clear Channel Outdoor, Inc. ("Tenant") for the purpose of modifying the attached Lease Agreement dated this 29th day of MARCH, 2010. The parties agree to modify the Lease Agreement as follows:

Beginning the 1st of April 2010, the rental will be paid per the rental schedule below. Payments will be made in twelve (12) equal monthly installments per Lease year.

April 1, 2010 to March 31, 2011.....	\$	1
April 1, 2011 to March 31, 2012.....	\$	1
April 1, 2012 to March 31, 2013.....	\$	1
April 1, 2013 to March 31, 2014.....	\$	1
April 1, 2014 to March 31, 2015.....	\$	1
April 1, 2015 to March 31, 2016.....	\$	1
April 1, 2016 to March 31, 2017.....	\$	1
April 1, 2017 to March 31, 2018.....	\$	1
April 1, 2018 to March 31, 2019.....	\$	1
April 1, 2019 to March 31, 2020.....	\$	1

Except as modified herein, all original terms and conditions contained in the Lease shall remain in full force and effect. Where a conflict in terms may exist the Addendum shall govern. Notwithstanding anything to the contrary suggested in the addendum, Section 8 remains in full force and effect.

By Landlord:
GREG'S TOWING INC.
By: [Signature]
Its: PRESIDENT

By Tenant:
CLEAR CHANNEL OUTDOOR, INC.
BY: [Signature]
Its: President
Washington DC/Baltimore Division

Panel History Report

Print Date - Time 2/10/2020 - 11:18:51AM

User Robert White

Report# 0093

Sold Detail for the Period 01/01/2015 To 02/29/2020

Panel #	Area	Sales Address Description	Media Product	Booking Start	Booking End	Date Posted	Posting Finish	Booking Status Type
Bulletin 14x48 000716 / 100448								
Riverdale EastWest Hwy NS 500ft E/O Baltimore Blvd F/E - 1		Bulletin 14x48						
000028364	SAIONTZ AND KIRK B 9/14	D24347 1-800 LAWYERS SAIONTZ & KIR		3/16/15	4/12/15	3/19/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14	D24347 1-800 LAWYERS SAIONTZ & KIR		4/13/15	5/10/15	4/13/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	D25330 COVER /PART OF ROTATE		5/11/15	5/17/15			Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15	D27072 Protect what makes your house a		5/18/15	8/9/15	5/18/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14	D27350 More is less home+auto+molo=sar		5/18/15	8/9/15	6/16/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	D24347 1-800 LAWYERS SAIONTZ & KIR		8/31/15	9/27/15	9/4/15		Guarantee Sold Sold
BW10030738	GEICO DC B 3/16	D25330 COVER /PART OF ROTATE		9/28/15	10/4/15			Guarantee Sold Sold
BW10032654	MD STATE HIGHWAY SAFETY (TRUC	D28005 GIVE ME STRENGTH		10/5/15	11/15/15	10/7/15		Guarantee Sold Sold
BW10033116	AD COUNCIL B 1/17	D27564 75 YEARS OF SAVINGS & SERV		3/7/16	10/30/16	3/8/16		Guarantee Sold Sold
NS25560	WHOLE FOODS TS 3/17	D30450 TAILGATING TRUCKS IS A BIG A		11/21/16	12/18/16	11/21/16		Guarantee Sold Sold
BW10033047	GEICO DC B 3/17	D16386 AD COUNCIL		1/23/17	1/29/17	1/25/17		Non-Guarantee Sold Sold
BW10034203	THE DENTAL GROUP B 11/17	D31234 WHEN YOU HIT A ROCK IN ROC		3/6/17	4/2/17	3/8/17		Guarantee Sold Sold
NS736093	Metro PCS - B/TS 5/18	D31598 NOW OPEN IN RIVERDALE		4/17/17	5/14/17	4/21/17		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	D31346 75 YEARS		5/15/17	11/19/17	5/19/17		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	D33025 WHERE WE LOVE TO SEE YOU		11/20/17	5/6/18	11/24/17		Guarantee Sold Sold
1008808	NSG Metro PCS - Metro PCS 2018_Natl Q3 - 1	D16386 AD COUNCIL		5/21/18	5/27/18	5/24/18		Non-Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	D34339 99% OF PEOPLE COVERED		6/4/18	7/1/18	6/6/18		Guarantee Sold Sold
1025606	BWI Mall at Prince Georges - Fire Sale 10044	D25299 TAKE DOWN / COVER ASAP		7/9/18	7/15/18	7/10/18		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	D34853 99%		8/20/18	9/16/18	8/22/18		Guarantee Sold Sold
1040419	BWI Alvernia University - Southern MD Static	D34820 TAKEDOWN/COVER 2018		9/17/18	9/23/18	9/19/18		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	D35351 NEW & NOW OPEN		10/22/18	12/16/18	10/24/18		Guarantee Sold Sold
1035800	NSG Diageo North America Inc - BW1 Guinness	D35833 TAKEDOWN COVER 2019		2/4/19	2/10/19	2/7/19		Non-Guarantee Sold Sold
1038113	NSG Coca Cola Company - Gold Peak Tea - 0	D36362 ALVERNIA UNIVERSITY		3/18/19	4/14/19	3/19/19		Guarantee Sold Sold
1058552	ATL Be The Match Foundation - MultipleMark	D35833 TAKEDOWN COVER 2019		4/15/19	4/21/19	4/17/19		Non-Guarantee Sold Sold
1037622	BWI Mail at Prince Georges - 100448 Perm -	D36877 GUINNESS BLONDE		5/6/19	6/30/19	5/7/19		Guarantee Sold Sold
1070395	BWI Geico Corporation - DC AUTO BRAND -	D37340 LIKE HOME		7/1/19	8/25/19	7/3/19		Guarantee Sold Sold
		D37775 BE THE MATCH BOY WITH HOO		9/9/19	10/6/19	9/12/19		Guarantee Sold Sold
		D37884 VISIT MPG		10/7/19	12/29/19	10/10/19		Guarantee Sold Sold
		D38840 SAVINGS SINCE 1936		2/3/20	4/12/20			Guarantee Sold Sold
Total Days Scheduled				1,463				

Greg PENDABILE - 160448

Recognized Panel Revenue*Total Revenue Gross Revenue Net Revenue Realized Period From Date Period To Date Recognized Date

TOTAL 2003

5,290.00	4,408.16	4,408.16	4,408.16	11/1/2003	11/30/2003	12/1/2003
4,480.00	4,480.00	4,480.00	4,480.00	12/1/2003	12/31/2003	1/5/2004
9,770.00	8,888.16	8,888.16	8,888.16			

TOTAL 2004

5,725.24	4,771.22	4,771.22		5/1/2004	5/31/2004	6/1/2004
5,725.24	4,771.22	4,771.22		6/1/2004	6/30/2004	7/1/2004
5,725.24	4,771.22	4,771.22		7/1/2004	7/31/2004	7/30/2004
5,725.24	4,771.22	4,771.22		8/1/2004	8/31/2004	8/31/2004
6,400.00	5,333.12	5,333.12		9/1/2004	9/30/2004	10/1/2004
6,544.00	5,563.38	5,563.38		10/1/2004	10/31/2004	11/1/2004
4,344.11	4,344.11	4,344.11		11/1/2004	11/30/2004	11/29/2004
4,344.11	4,344.11	4,344.11		12/1/2004	12/31/2004	1/3/2005
44,533.18	38,669.60	38,669.60				

TOTAL 2005

5,000.00	5,000.00	5,000.00		1/1/2005	1/31/2005	2/1/2005
5,000.00	5,000.00	5,000.00		2/1/2005	2/28/2005	2/28/2005
6,043.17	6,043.17	6,043.17		4/1/2005	4/30/2005	4/29/2005
8,601.80	7,167.88	7,167.88		6/1/2005	6/30/2005	6/29/2005
(645.80)	788.12	788.12		7/1/2005	7/31/2005	7/27/2005
5,530.00	5,530.00	5,530.00		8/1/2005	8/31/2005	9/2/2005
7,999.75	6,666.19	6,666.19		9/1/2005	9/30/2005	9/30/2005
7,800.50	6,500.16	6,500.16		10/1/2005	10/31/2005	11/1/2005
1,157.14	1,157.14	1,157.14		11/1/2005	11/30/2005	11/30/2005
7,500.00	7,500.00	7,500.00		12/1/2005	12/31/2005	1/3/2006
53,986.56	51,352.66	51,352.66				

TOTAL 2006

967.38	967.38	967.38		7/1/2006	7/31/2006	7/31/2006
5,875.00	5,875.00	5,875.00		8/1/2006	8/31/2006	8/31/2006
560.25	560.25	560.25		9/1/2006	9/30/2006	10/2/2006
5,000.00	5,000.00	5,000.00		10/1/2006	10/31/2006	10/31/2006
5,535.00	5,535.00	5,535.00		11/1/2006	11/30/2006	11/30/2006
0.00	0.00	0.00		12/1/2006	12/31/2006	1/2/2007
17,937.63	17,937.63	17,937.63				

TOTAL 2007

8,050.00	8,050.00	8,050.00		1/1/2007	1/31/2007	2/1/2007
6,800.55	6,800.55	6,800.55		3/1/2007	3/31/2007	4/2/2007
13,601.09	13,601.09	13,601.09		4/1/2007	4/30/2007	5/1/2007

8,500.67	8,500.67	5/1/2007	5/31/2007	6/1/2007
2,125.17	2,125.17	6/1/2007	6/30/2007	7/5/2007
3,808.00	3,808.00	7/1/2007	7/31/2007	8/3/2007
2,856.00	2,856.00	8/1/2007	8/31/2007	8/3/2007
6,937.50	6,937.50	9/1/2007	9/30/2007	10/1/2007
10,241.07	10,241.07	10/1/2007	10/31/2007	10/31/2007
1,321.43	1,321.43	11/1/2007	11/30/2007	10/31/2007
64,241.48	64,241.48			
7,024.46	7,024.46	1/1/2008	1/31/2008	2/1/2008
5,066.83	5,066.83	2/1/2008	2/29/2008	2/1/2008
2,954.46	2,954.46	5/1/2008	5/31/2008	5/30/2008
6,817.98	6,817.98	6/1/2008	6/30/2008	6/30/2008
7,045.25	7,045.25	7/1/2008	7/31/2008	7/31/2008
7,045.25	7,045.25	8/1/2008	8/31/2008	9/2/2008
1,590.86	1,590.86	9/1/2008	9/30/2008	9/2/2008
6,707.09	6,707.09	10/1/2008	10/31/2008	11/4/2008
4,127.44	4,127.44	11/1/2008	11/30/2008	12/1/2008
48,379.62	48,379.62			
1,625.00	1,625.00	1/1/2009	1/31/2009	1/30/2009
3,500.00	3,500.00	2/1/2009	2/28/2009	2/27/2009
3,875.00	3,875.00	3/1/2009	3/31/2009	3/31/2009
3,750.00	3,750.00	4/1/2009	4/30/2009	5/4/2009
6,614.56	6,614.56	5/1/2009	5/31/2009	6/3/2009
7,663.66	7,663.66	6/1/2009	6/30/2009	6/30/2009
1,277.28	1,277.28	7/1/2009	7/31/2009	6/30/2009
(2,125.17)	(2,125.17)	9/1/2009	9/30/2009	10/1/2009
225.00	225.00	11/1/2009	11/30/2009	12/1/2009
6,075.00	6,075.00	12/1/2009	12/31/2009	12/1/2009
32,480.33	32,480.33			
2,250.00	2,250.00	1/1/2010	1/31/2010	2/2/2010
9,000.00	9,000.00	2/1/2010	2/28/2010	3/1/2010
9,964.29	9,964.29	3/1/2010	3/31/2010	4/1/2010
5,785.71	5,785.71	4/1/2010	4/30/2010	4/1/2010
250.00	250.00	5/1/2010	5/31/2010	6/2/2010

TOTAL 2008

TOTAL 2009

7,500.00	7,500.00	6/1/2010	6/30/2010	6/30/2010
6,250.00	6,250.00	7/1/2010	7/31/2010	6/30/2010
5,142.86	5,142.86	8/1/2010	8/31/2010	9/1/2010
9,642.85	9,642.85	9/1/2010	9/30/2010	10/1/2010
6,589.29	6,589.29	10/1/2010	10/31/2010	11/2/2010
1,125.00	1,125.00	11/1/2010	11/30/2010	11/2/2010
63,500.00	63,500.00			
3,750.00	3,750.00	1/1/2011	1/31/2011	2/2/2011
3,250.00	3,250.00	2/1/2011	2/28/2011	2/2/2011
50.00	50.00	5/1/2011	5/31/2011	5/31/2011
7,950.00	7,950.00	6/1/2011	6/30/2011	6/30/2011
6,000.00	6,000.00	7/1/2011	7/31/2011	6/30/2011
6,900.00	6,900.00	10/1/2011	10/31/2011	10/31/2011
2,500.00	2,500.00	11/1/2011	11/30/2011	11/30/2011
30,400.00	30,400.00			
1,125.00	1,125.00	1/1/2012	1/31/2012	1/31/2012
2,375.00	2,375.00	2/1/2012	2/29/2012	1/31/2012
9,046.20	9,046.20	6/1/2012	6/30/2012	6/29/2012
9,987.72	9,987.72	7/1/2012	7/31/2012	7/31/2012
4,207.14	4,207.14	8/1/2012	8/31/2012	8/31/2012
4,071.43	4,071.43	9/1/2012	9/30/2012	9/28/2012
4,207.14	4,207.14	10/1/2012	10/31/2012	10/30/2012
4,071.43	4,071.43	11/1/2012	11/30/2012	11/30/2012
4,207.14	4,207.14	12/1/2012	12/31/2012	12/31/2012
43,298.20	43,298.20			
1,764.29	1,764.29	1/1/2013	1/31/2013	12/31/2012
6,035.71	6,035.71	5/1/2013	5/31/2013	5/31/2013
6,964.29	6,964.29	6/1/2013	6/30/2013	6/28/2013
7,000.00	7,000.00	7/1/2013	7/31/2013	7/3/2013
619.05	619.05	8/1/2013	8/31/2013	8/30/2013
380.95	380.95	9/1/2013	9/30/2013	8/30/2013
10,000.00	10,000.00	10/1/2013	10/31/2013	10/31/2013
7,152.50	7,152.50	11/1/2013	11/30/2013	11/27/2013
2,381.00	2,381.00	12/1/2013	12/31/2013	11/27/2013

TOTAL 2011

TOTAL 2012

TOTAL 2013	42,297.79	42,297.79							
	4,675.00	4,675.00	4/1/2014	4/30/2014	4/30/2014				
	3,025.00	3,025.00	5/1/2014	5/31/2014	4/30/2014				
	3,025.00	3,025.00	7/1/2014	7/31/2014	7/31/2014				
	8,525.00	8,525.00	8/1/2014	8/31/2014	8/29/2014				
	3,850.00	3,850.00	9/1/2014	9/30/2014	8/29/2014				
	4,178.57	4,178.57	10/1/2014	10/31/2014	10/31/2014				
	321.43	321.43	11/1/2014	11/30/2014	10/31/2014				
TOTAL 2014	27,600.00	27,600.00							
	628.57	628.57	3/1/2015	3/31/2015	3/31/2015				
	1,178.57	1,178.57	4/1/2015	4/30/2015	4/30/2015				
	5,760.36	5,760.36	5/1/2015	5/31/2015	5/29/2015				
	11,501.78	11,501.78	6/1/2015	6/30/2015	6/12/2015				
	11,885.17	11,885.17	7/1/2015	7/31/2015	7/10/2015				
	3,489.83	3,489.83	8/1/2015	8/31/2015	8/31/2015				
	1,060.71	1,060.71	9/1/2015	9/30/2015	8/31/2015				
	9,546.43	9,546.43	10/1/2015	10/31/2015	10/30/2015				
	5,303.57	5,303.57	11/1/2015	11/30/2015	11/30/2015				
TOTAL 2015	50,354.99	50,354.99							
	5,967.86	5,967.86	3/1/2016	3/31/2016	3/31/2016				
	7,160.65	7,160.65	4/1/2016	4/30/2016	4/29/2016				
	7,400.12	7,400.12	5/1/2016	5/31/2016	5/31/2016				
	7,161.43	7,161.43	6/1/2016	6/30/2016	6/30/2016				
	7,400.14	7,400.14	7/1/2016	7/31/2016	7/29/2016				
	7,400.14	7,400.14	8/1/2016	8/31/2016	8/31/2016				
	7,161.43	7,161.43	9/1/2016	9/30/2016	9/30/2016				
	7,161.43	7,161.43	10/1/2016	10/31/2016	10/31/2016				
	892.86	892.86	11/1/2016	11/30/2016	11/30/2016				
	1,607.14	1,607.14	12/1/2016	12/31/2016	11/30/2016				
TOTAL 2016	59,313.20	59,313.20							
	1,857.14	1,857.14	3/1/2017	3/31/2017	3/31/2017				
	5,066.04	5,066.04	4/1/2017	4/30/2017	4/28/2017				
	8,180.20	8,180.20	5/1/2017	5/31/2017	5/31/2017				
	7,232.03	7,232.03	6/1/2017	6/30/2017	6/30/2017				

	7,472.78	7,472.78	7/1/2017	7/31/2017	7/31/2017
	7,472.84	7,472.84	8/1/2017	8/31/2017	8/31/2017
	7,232.14	7,232.14	9/1/2017	9/30/2017	9/29/2017
	7,473.21	7,473.21	10/1/2017	10/31/2017	10/31/2017
	6,399.29	6,399.29	11/1/2017	11/30/2017	11/30/2017
	5,126.07	5,126.07	12/1/2017	12/31/2017	12/29/2017
TOTAL 2017	63,511.74	63,511.74			
	5,126.07	5,126.07	1/1/2018	1/31/2018	1/31/2018
	4,630.00	4,630.00	2/1/2018	2/28/2018	2/28/2018
	5,126.07	5,126.07	3/1/2018	3/31/2018	3/30/2018
	4,960.72	4,960.72	4/1/2018	4/30/2018	4/30/2018
	992.14	992.14	5/1/2018	5/31/2018	4/30/2018
	5,042.57	5,042.57	6/1/2018	6/30/2018	6/29/2018
	186.76	186.76	7/1/2018	7/31/2018	6/29/2018
	4,407.86	4,407.86	8/1/2018	8/31/2018	8/17/2018
	5,877.14	5,877.14	9/1/2018	9/30/2018	8/17/2018
	803.57	803.57	10/1/2018	10/31/2018	10/31/2018
	2,410.72	2,410.72	11/1/2018	11/30/2018	11/30/2018
	1,285.71	1,285.71	12/1/2018	12/31/2018	11/30/2018
TOTAL 2018	40,849.33	40,849.33			
	2,250.00	2,250.00	3/1/2019	3/31/2019	3/29/2019
	2,250.00	2,250.00	4/1/2019	4/30/2019	3/29/2019
	6,933.33	6,933.33	5/1/2019	5/31/2019	5/31/2019
	8,000.00	8,000.00	6/1/2019	6/30/2019	6/28/2019
	7,307.14	7,307.14	7/1/2019	7/31/2019	7/30/2019
	5,892.86	5,892.86	8/1/2019	8/31/2019	7/30/2019
	6,207.14	6,207.14	9/1/2019	9/30/2019	9/6/2019
	7,050.00	7,050.00	10/1/2019	10/31/2019	10/31/2019
	6,428.57	6,428.57	11/1/2019	11/30/2019	11/27/2019
	6,214.29	6,214.29	12/1/2019	12/31/2019	12/31/2019
TOTAL 2019	58,533.33	58,533.33			
Grand Total	750,987.38	741,608.06			8,888.16

GREGORY RENDRABLE - 100448



Panel History Report

Print Date - Time 2/10/2020 - 11:20:56AM

User Robert White

Report# 0093

Sold Detail for the Period 01/01/2015 To 02/29/2020

Panel #	Area	Sales Address Description	Alt Book	Design Code	Design Description	Media Product			Posting Finish	Booking Status Type
						Booking Start	Booking End	Date Posted		
Bulletin 14x48										
000716 / 100459	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd FW - 2			Bulletin 14x48					
BW10028995	CLEARCHANNEL RADIO DC- EBIT B 1/ N	D22868 98.7	N			1/1/15	1/28/15	1/14/15		Without Notice Sold Sold
NS20344	BOSTON MARKET P/BTS/DB/DTS	D28282 STOP COOKING START CELEBF	N			11/16/15	12/27/15	11/17/15		Guaranteee Sold Sold
BW10031192	SAFEWAY (HYATTSVILLE) B/P 3/16	D28985 COMING SOON - NEW SAFEWA	N			3/21/16	4/24/16	3/22/16		Guaranteee Sold Sold
BW10031192	SAFEWAY (HYATTSVILLE) B/P 3/16	D29022 NOW OPEN - NEW SAFEWAY	N			3/21/16	4/24/16	4/6/16		Guaranteee Sold Sold
BW10031366	THE CARPIO LAW FIRM B 4/16	D26227 ABOGADO	N			4/25/16	10/9/16	4/25/16		Guaranteee Sold Sold
BW10032345	THE CARPIO LAW FIRM B 10/16		N			10/10/16	4/23/17			Guaranteee Sold Sold
BW10033116	AD COUNCIL B 1/17	D16386 AD COUNCIL	N			4/24/17	4/30/17			Non-Guaranteee Sold Sold
BW10034235	OLD LINE BANK B 7/17	D32211 GROWING TO SERVE YOU BET	N			7/3/17	7/30/17	7/26/17		Guaranteee Sold Sold
BW10034317	PCS METRO CORP B 7/17	D32131 we cover 99% of people in the US	N			7/31/17	10/1/17	8/2/17		Guaranteee Sold Sold
BW10034552	METRO PCS P/BTS 10/17	D32936 FREE PHONE YOUR CHOICE	N			10/2/17	12/31/17	11/7/17		Guaranteee Sold Sold
BW10035005	AD COUNCIL B 1/18	D16386 AD COUNCIL	N			1/8/18	1/14/18	1/10/18		Non-Guaranteee Sold Sold
1004676-NSG	Carvana, Lic - Carvana- January Blast - (D33441 7 days to test own sure beats a 7 r	N			2/12/18	3/11/18	2/15/18		Guaranteee Sold Sold
BW10035005	AD COUNCIL B 1/18	D18489 COVER...RETURN CURRENT VII	N			4/9/18	4/15/18	4/18/18		Non-Guaranteee Sold Sold
1008970-NSG	The Allstate Corporation - Multi-Market D	D34158 1+1=25% OFF	N			5/14/18	10/7/18	5/16/18		Guaranteee Sold Sold
1040831-BWI	U.S. Department of Veterans Affairs - PS	D36411 BE THERE	N			3/25/19	4/21/19	3/25/19		Non-Guaranteee Sold Sold
1064116-BWI	U.S. Department of Veterans Affairs - PS	D38043 HELP PREVENT SUICIDE	N			10/14/19	11/17/19	10/10/19		Non-Guaranteee Sold Sold
1066044-NSG	Boston Beer Co - Truly - College Target - N	D38424 drink what you truly want	N			11/18/19	12/15/19	12/6/19		Guaranteee Sold Sold

Total Days Scheduled 973

GREG PRENDABLE - 100459

Recognized Panel Revenue*Total	Revenue Gross	Revenue Net	Revenue Realized	Period From Date	Period To Date	Recognized Date
TOTAL 2003						
	5,000.00	5,000.00	5,000.00	11/1/2003	11/30/2003	12/1/2003
	2,781.82	651.09	651.09	12/1/2003	12/31/2003	1/5/2004
	7,781.82	5,651.09	5,651.09			
	5,452.00	4,543.15	4,543.15	1/1/2004	1/31/2004	2/2/2004
	0.00	0.00	0.00	2/1/2004	2/29/2004	3/1/2004
	5,700.00	4,749.81		5/1/2004	5/31/2004	6/1/2004
	5,700.00	4,749.81		6/1/2004	6/30/2004	7/1/2004
	2,850.00	2,374.90		7/1/2004	7/31/2004	7/30/2004
	5,906.00	4,921.86		9/1/2004	9/30/2004	10/1/2004
	6,544.00	5,563.38		11/1/2004	11/30/2004	11/29/2004
TOTAL 2004	32,152.00	26,902.91	4,543.15			
	8,008.63	6,673.59		3/1/2005	3/31/2005	3/31/2005
	8,008.63	6,673.59		4/1/2005	4/30/2005	4/29/2005
	3,248.00	3,248.00		5/1/2005	5/31/2005	5/31/2005
	3,248.00	3,248.00		6/1/2005	6/30/2005	6/29/2005
	3,248.00	3,248.00		7/1/2005	7/31/2005	7/27/2005
	3,248.00	3,248.00		8/1/2005	8/31/2005	9/2/2005
	3,248.00	3,248.00		9/1/2005	9/30/2005	9/30/2005
	5,445.00	5,445.00		10/1/2005	10/31/2005	11/1/2005
	6,316.22	6,316.22		11/1/2005	11/30/2005	11/30/2005
TOTAL 2005	44,018.48	41,348.40				
	6,500.00	6,500.00		2/1/2006	2/28/2006	2/28/2006
	7,499.98	7,499.98		3/1/2006	3/31/2006	4/3/2006
	967.38	967.38		7/1/2006	7/31/2006	7/31/2006
	5,875.00	5,875.00		8/1/2006	8/31/2006	8/31/2006
	560.25	560.25		9/1/2006	9/30/2006	10/2/2006
	923.72	923.72		10/1/2006	10/31/2006	10/31/2006
	970.80	970.80		11/1/2006	11/30/2006	11/30/2006
	0.00	0.00		12/1/2006	12/31/2006	1/2/2007
TOTAL 2006	23,297.13	23,297.13				
	6,460.54	6,460.54		1/1/2007	1/31/2007	2/1/2007
	377.86	377.86		7/1/2007	7/31/2007	8/3/2007
	4,912.14	4,912.14		8/1/2007	8/31/2007	8/3/2007

TOTAL 2007	11,750.54	11,750.54						
	530.36	530.36	4/1/2008	4/30/2008	4/30/2008	4/30/2008		
	5,558.00	5,558.00	5/1/2008	5/31/2008	5/30/2008	5/30/2008		
	4,562.91	4,562.91	6/1/2008	6/30/2008	6/30/2008	6/30/2008		
	972.32	972.32	7/1/2008	7/31/2008	6/30/2008	6/30/2008		
TOTAL 2008	11,623.59	11,623.59						
	2,410.71	2,410.71	2/1/2009	2/28/2009	2/27/2009	2/27/2009		
	89.29	89.29	3/1/2009	3/31/2009	2/27/2009	2/27/2009		
	1,687.50	1,687.50	5/1/2009	5/31/2009	6/3/2009	6/3/2009		
	5,062.50	5,062.50	6/1/2009	6/30/2009	6/3/2009	6/3/2009		
	9,250.00	9,250.00						
	4,401.78	4,401.78	3/1/2010	3/31/2010	4/1/2010	4/1/2010		
	2,848.21	2,848.21	4/1/2010	4/30/2010	4/1/2010	4/1/2010		
	7,249.99	7,249.99						
TOTAL 2010	785.71	785.71	10/1/2011	10/31/2011	10/31/2011	10/31/2011		
	428.76	428.76	11/1/2011	11/30/2011	11/30/2011	11/30/2011		
	35.75	35.75	12/1/2011	12/31/2011	11/30/2011	11/30/2011		
TOTAL 2011	1,250.22	1,250.22						
	0.00	0.00	12/1/2012	12/31/2012	12/31/2012	12/31/2012		
TOTAL 2012	0.00	0.00						
	0.00	0.00	1/1/2013	1/31/2013	1/31/2013	1/31/2013		
	0.00	0.00	2/1/2013	2/28/2013	2/28/2013	2/28/2013		
	0.00	0.00	3/1/2013	3/31/2013	3/29/2013	3/29/2013		
	0.00	0.00	4/1/2013	4/30/2013	4/30/2013	4/30/2013		
	0.00	0.00	5/1/2013	5/31/2013	5/31/2013	5/31/2013		
	0.00	0.00	6/1/2013	6/30/2013	6/28/2013	6/28/2013		
	11,288.12	11,288.12	7/1/2013	7/31/2013	7/31/2013	7/31/2013		
	3,744.87	3,744.87	9/1/2013	9/30/2013	9/30/2013	9/30/2013		
	5,776.62	5,776.62	10/1/2013	10/31/2013	10/31/2013	10/31/2013		
	1,471.47	1,471.47	11/1/2013	11/30/2013	11/27/2013	11/27/2013		
	1,284.76	1,284.76	12/1/2013	12/31/2013	12/31/2013	12/31/2013		
	1,902.22	1,902.22						
	25,468.06	25,468.06						
TOTAL 2013	4,178.57	4,178.57	11/1/2015	11/30/2015	11/30/2015	11/30/2015		
	7,521.43	7,521.43	12/1/2015	12/31/2015	12/31/2015	12/31/2015		

TOTAL 2015	11,700.00	11,700.00				
	2,659.25	2,659.25	3/1/2016	3/31/2016	3/31/2016	
	6,016.29	6,016.29	4/1/2016	4/30/2016	4/29/2016	
	1,107.14	1,107.14	5/1/2016	5/31/2016	5/31/2016	
	1,071.43	1,071.43	6/1/2016	6/30/2016	6/30/2016	
	1,107.14	1,107.14	7/1/2016	7/31/2016	6/30/2016	
	1,107.14	1,107.14	8/1/2016	8/31/2016	6/30/2016	
	1,071.43	1,071.43	9/1/2016	9/30/2016	6/30/2016	
	1,107.14	1,107.14	10/1/2016	10/31/2016	10/31/2016	
	1,071.43	1,071.43	11/1/2016	11/30/2016	11/30/2016	
	1,107.14	1,107.14	12/1/2016	12/31/2016	12/30/2016	
TOTAL 2016	17,425.53	17,425.53				
	1,107.15	1,107.15	1/1/2017	1/31/2017	1/31/2017	
	1,000.00	1,000.00	2/1/2017	2/28/2017	2/28/2017	
	1,107.14	1,107.14	3/1/2017	3/31/2017	3/31/2017	
	821.43	821.43	4/1/2017	4/30/2017	3/31/2017	
	2,607.14	2,607.14	7/1/2017	7/31/2017	7/31/2017	
	3,321.43	3,321.43	8/1/2017	8/31/2017	8/31/2017	
	3,214.29	3,214.29	9/1/2017	9/30/2017	9/29/2017	
	2,892.85	2,892.85	10/1/2017	10/31/2017	10/31/2017	
	2,785.72	2,785.72	11/1/2017	11/30/2017	11/30/2017	
	2,878.57	2,878.57	12/1/2017	12/31/2017	12/29/2017	
TOTAL 2017	21,735.72	21,735.72				
	1,214.28	1,214.28	2/1/2018	2/28/2018	2/9/2018	
	785.71	785.71	3/1/2018	3/31/2018	2/9/2018	
	5,844.16	5,844.16	5/1/2018	5/31/2018	5/31/2018	
	9,740.26	9,740.26	6/1/2018	6/30/2018	6/29/2018	
	10,064.87	10,064.87	7/1/2018	7/31/2018	7/31/2018	
	10,064.92	10,064.92	8/1/2018	8/31/2018	8/31/2018	
	9,740.26	9,740.26	9/1/2018	9/30/2018	9/28/2018	
	2,272.73	2,272.73	10/1/2018	10/31/2018	10/31/2018	
TOTAL 2018	49,727.19	49,727.19				
	2,437.50	2,437.50	11/1/2019	11/30/2019	11/27/2019	
	2,812.50	2,812.50	12/1/2019	12/31/2019	11/27/2019	
	1,218.76	1,218.76				
	1,406.26	1,406.26				

TOTAL 2019	5,250.00	5,250.00	2,625.02
Grand Total	279,680.27	269,630.37	12,819.26

GREGORY PRENDABLE - 100459



UNIVERSAL Outdoor, Inc.



LEASE AGREEMENT

LEASE NO: 0119-27055

1. This agreement is made and entered into by the undersigned Lessor, (the "Lessor") and Universal Outdoor, Inc., (the "Lessee"). Both Lessor and Lessee acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

The Lessor does hereby grant and convey to the Lessee and its successors, the exclusive right to use the following described property for the purpose of erecting and maintaining thereon outdoor advertising structures including such necessary permits, devices, structures, connections, supports and appurtenances as may be desired by Lessee for a term of three (3) years commencing on the 1st day of January, 1997, at option of Lessee, upon the following described land, together with Ingress and egress to and upon the same, located in the County of Prince George's, City of Riverdale, State of Maryland and more particularly described as follows: Ground space and air rights for one outdoor advertising structure, located at north side of East-West Highway at B&O Railroad overpass.

See attached addendum for pay schedule.

3. This Lease shall continue on the same terms and conditions on a month to month basis thereafter, unless Lessor delivers to Lessee by certified mail notice of termination prior to thirty (30) days of the end of said term.

4. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its signs on the property.

5. It is further expressly agreed that Lessee may terminate this Lease by giving written notice at any time within thirty (30) days prior to the end of any twelve (12) month period subsequent to the commencement date of this Lease. Provided further, if the said space becomes obstructed so as to lessen the advertising value of any of Lessee's signs erected on said premises, or if traffic is diverted or reduced, or if the use of any such signs is prevented or restricted by law, or if for any reason a building permit for erection, continued use or modification is refused, this Lease may, at the option of Lessee, be terminated and in such event Lessor shall refund prorata any prepaid rental for the unexpired term. Lessor agrees that no such obstruction will be permitted or allowed. Subsequent to Lessor's approval, Lessor authorizes Lessee to trim and cut whatever trees, bushes, brush, as it deems necessary for unobstructed view of its advertising display.

6. All advertising signs, structures and any other improvements previously erected, or erected by Lessee, upon the described premises are to remain the property of Lessee and may be removed by Lessee at any time. It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures, permits and any other improvements previously erected or erected by Lessee, and notwithstanding the fact that the same may constitute real property fixtures, the Lessee shall have the right and option to remove said signs, structures, and improvements previously erected or erected by Lessee, at any time during the term of the Lease or after the termination or expiration of the Lease. Lessor agrees and grants permission to Lessee to apply for any and all necessary permits required for erection and demolition of any sign(s), structure(s), devices or other improvements. Lessee has Lessor's authorization to sign for said permits, and acknowledges that the right to maintain a sign at the location may be forfeited. Lessor hereby grants permission to Lessee to remove sign(s), structure(s), devices or other improvements as per conditions of this Lease.

7. Lessee warrants the title of said leasehold for the term herein mentioned. It is expressly understood that neither the Lessor nor the Lessee is bound by any stipulations, representations, or agreements not printed or written in this Lease.

8. In the event of condemnation or the threat of condemnation or acquisition by any lawful governmental authority, Lessee will have the right to participate in any condemnation award, separately or jointly, of settlement to the extent of its damages for the loss of the use of its sign(s) including the cost of removal or replacement from the leased premises and the loss of the leasehold interest and projected revenue for the lease term.

9. This agreement shall insure to the benefit of and shall be binding upon the heirs, personal representatives, successors, and assigns of the parties hereto.

10. That I/we am/are the owner/owners of the property hereinabove described, or am/are authorized to make this lease.

11. See attached addendum for additional provisions.

Executed this 3rd day of February, 19 97

LESSOR:
UNIVERSAL OUTDOOR, INC.

By: J.P. Thal-Larsen Date: 1/2/97
Representative

ACCEPTED AND APPROVED:

By: [Signature] Date: 2/3/97
Branch Manager

P.O. Box 10155
Mailing Address

Washington D.C. 20018
City State Zip

(301) 864-4727 (301) 927-4665
Telephone Fax

LESSOR:
ACCEPTED AND APPROVED

By: Harry Friedman Date: 1/30/97
Lessor

By: Harry Friedman
Name-Please Print

5817 Midhill Street
Address

Bethesda MD 20817
City State Zip

Social Security or Federal Tax I.D. Number

407-582-9184 407-547-9677
Telephone Fax

UNIVERSAL Outdoor, Inc.



ADDENDUM TO AGREEMENT #0119-27055

Dated 1/17/97

Between

Harry Friedman

and

UNIVERSAL Outdoor, Inc.

Annual compensation paid by Lessee monthly in advance, is as follows:

January 1, 1997 to December 31, 1997.....
January 1, 1998 to December 31, 1998.....
January 1, 1999 through remainder of agreement.....

In the event that the west face is utilized by Universal for a commercial advertiser during the term of this agreement, the above compensation shall double, effective upon installation of commercial advertisement. Lessee agrees to notify Lessor at time of said installation.


ACCEPTED AND APPROVED:

Lessee


Revere National Corporation

Lessor

Harry Friedman



Real Estate Manager 2/3/97
Date



Harry Friedman 1/30/97
Date

PRINCE GEORGE'S COUNTY, MD
APPROVED BY CF
#06R

RECORDING REQUESTED BY
THOMAS P. DOWNS
WHEN RECORDED MAIL TO:
Thomas P. Downs
319 Main Street, Suite 103
Laurel, MD 20707

MAR 5 2017)

\$ HA RECORDATION TAX PAID
\$ HA TRANSFER TAX PAID

SPACE ABOVE FOR RECORDER'S USE

DEED

DOCUMENTARY TRANSFER TAX -0-
NO TITLE SEARCH PERFORMED OR REQUESTED

For no consideration, Gregory S. Prendable does hereby Grant, Release and Transfer to Gregory S. Prendable, Trustee or his successors in trust, under Gregory S. Prendable Living Trust dated November 5, 2008 and any amendments thereto all his right, title and interest in and to the following described real property in the County of Prince George's, State of Maryland:

Those parts of lots Numbered Seven (7), to Sixteen (16), both inclusive, lying east of the Washington Suburban Electric Railway's right of way, in Block Sixty-Nine (69) in the subdivision known as "RIVERDALE PARK", as per plat thereof recorded among the Plat records of Prince George's County in Plat Book J.W.R. No. 5, at Folios 474 and 688 (re-recorded in Plat Book A, Plats 39, 42 and 43, of the land records for said Prince George's County).

Being the same property described in a deed dated May 8, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 7641 at Folio 920.

The improvements thereon being known as 6313 and 6315 Rhode Island Avenue, Riverdale, MD 20737.

Tax ID Numbers: 19-2160687 (Pt Lots 7,8,9, 10); 19-2160703 (Pt Lots 11,12 & 13) and 19-2160695 (Pt of Lot 14, 15 16 Ex 1190 Sq. Ft).

This trust is for the benefit of Gregory S. Prendable. There is not mortgage on the property. This transfer is for no consideration and there are no net proceeds that would be subject to capital gains.

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

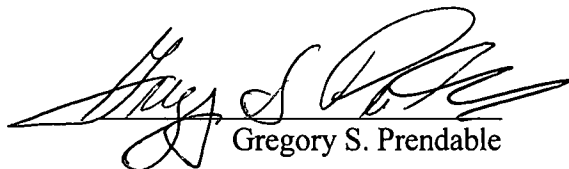
To have and to hold the property hereby conveyed to the Grantee, its successors and assigns, in fee simple, forever.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 39170, p. 0069, MSA_CE64_39479. Date available 04/06/2017. Printed 05/19/2021.

The Grantor covenants to warrant generally the property hereby conveyed, and to execute such further assistance of the property as may be requisite.

Witness my (our) hand and seal(s):

Date: November 28, 2016

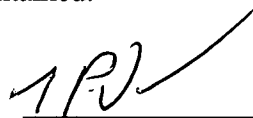

Gregory S. Prendable

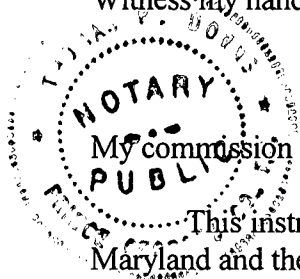
STATE OF MARYLAND)
COUNTY OF PRINCE GEORGE'S)

**REVOCABLE TRUST TRANSFER
SS EXEMPT FROM TRANSFER TAX**

On November 28, 2016, before me, Thomas P. Downs, a Notary Public in and for said State, personally appeared Gregory S. Prendable, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

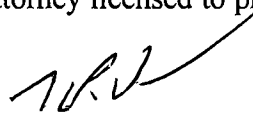
Witness my hand and official seal.


Notary Public



My commission expires: July 23, 2020

This instrument has been prepared by Thomas P. Downs, an attorney licensed to practice in Maryland and the District of Columbia.


Thomas P. Downs

MAIL FUTURE TAX STATEMENT TO:
Gregory S. Prendable
6313 Rhode Island Avenue
Riverdale, MD 20737

Baltimore City County: **PRINCE GEORGE'S**
 Information provided is for use to the Clerk's Office, State Department of Assessments and Taxation,
 and the County Finance Office Only
 (Type or Print in Black Ink Only-All Copies Must Be Legible)

[1] Type(s) of Instruments	<input type="checkbox"/> Check Box (If Addendum Intake Form is Attached.)						
	<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
[2] Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
	<input type="checkbox"/> Deed of trust	<input type="checkbox"/> Lease					
[3] Tax Exemptions (if Applicable) Cite or Explain	Recordation						
	State Transfer	Revocable Trust Transfer					
	County transfer						
[4] Consideration And Tax Calculations	Consideration Amount		Finance Office Use Only				
	Purchase Price/Consideration	\$ zero	Transfer and Recordation Tax Consideration				
	Any New Mortgage	\$	Transfer Tax Consideration	\$			
	Balance of Existing Mortgage	\$	X ()% =	\$			
	Other:	\$	Less Exempt Amount -	\$			
			Total Transfer Taxes =	\$			
	Other;	\$	Recordation Tax Consideration	\$			
			X () per- \$500 =	\$			
Full Cash Value	\$	TOTAL DUE	\$				
[5] Fees	Amount of Fees	\$	Doc 2	Agent			
	Recording Charge	\$ 40.00					
	Surcharge	\$ 20.00		Tax Bill			
	State Recordation Tax	\$					
	State Transfer Tax	\$ EXEMPT		C B Credit			
	County Transfer Tax	\$					
	Other	\$		Ag Tax/Other			
	Other	\$					
[6] Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance	Distr	Property Tax ID No (1)	/Grantor Liber/Folio	Map	Parcel No	Var Log	
	19	2160703	7641 at 920			<input type="checkbox"/> 15	
	Subdivision Name		Lot	Block	Sect/AR(3c)	Plat Ref.	SqFt/Acreage
	RIVERDALE PARK/		Pt 7 thru 16	69		A at 39,42 and 43	
	Location/Address of Property Being Conveyed (2)						
	6313 & 6315 Rhode Island Avenue, Riverdale, MD 20737						
	Other Property Identifiers (if applicable)				Water Meter Account		
	Residential <input type="checkbox"/> / or Non-Residential <input checked="" type="checkbox"/> / Fee Simple <input type="checkbox"/> / <input type="checkbox"/> Amount						
	Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No / Description/Amt of SqFt/Acreage Transferred:						
	If Partial Conveyance, List Improvements Conveyed:						
[7] Transferred From	Grantor(s) name(s)			Doc2-Grantor(s) Name(s)			
	Gregory S. Preadable						
	Doc 1-Owner(s) of Record, if Different from			Doc 2 - Owner(s) of Record, if Different from			
[8] Transferred To	Doc. 1 Grantee(s) Name(s)			Doc 2-Grantee(s) Name(s)			
	Gregory S. Preadable, Trustee, or his successors in trust under the Gregory S. Preadable Living Trust dated November 5, 2008, and any amendments thereto						
	New Owner's (Grantee) Mailing Address 6313 Rhode Island Avenue, Riverdale, MD 20737						
[9] Other Names to Be Indexed	Doc 1 - Additional Names to be indexed			Doc 2- Additional Names to be Indexed (Optional)			
[10] Contact/Mail Information	Instrument Submitted By or Contact Person <input checked="" type="checkbox"/> Return to Contact Person						
	Name: Thomas P. Downs						
	Firm: The Downs Law Firm, P.C. <input type="checkbox"/> Hold for Pickup						
	Address: 319 Main Street, Suite 103 Laurel, Maryland 20707 Phone-(301) 776-7900						
1) IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH							
Assessment Information	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will the property being conveyed be the Grantees Principal Residence?				
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify: _____				
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Was the property Surveyed? If yes, attach copy of Survey (if recorded, no copy required)				
Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Use <input type="checkbox"/> Whole <input type="checkbox"/> In Part <input type="checkbox"/> Tran Process Verification							
Transfer Number	/Date Received		/Deed Reference		Assigned Property No		
Year 19	19	Geo	Map	Sub	Blot		
Land	Zonina		Geid	Plat	Lot		
Buildings	Use		Parcel	Section	Doc Od		
Tot	Cd		ExSt	Cd			
REMARK							

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 39170, p. 0071, MSA_CE64_39479. Date available 04/06/2017. Printed 05/19/2021.

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: PRENDABLE
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====

SubTotal:	60.00
-----------	-------

=====

Total:	80.00
--------	-------

03/06/2017 02:45
CC16-CW
#7912923 CC0703 -
Prince George's
County/CC07.03.03 -
Register 03

Sydney J. Harrison - Clerk
Prince George's County Circuit Court
14735 Main Street
Upper Marlboro, MD 20772

Real Property Data Search (w2)

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 19 Account Number - 2160695		
Owner Information		
Owner Name:	PRENDABLE GREGORY S LV TRUST	Use: INDUSTRIAL Principal Residence: NO
Mailing Address:	6313 RHODE ISLAND AVE RIVERDALE MD 20737-	Deed Reference: /39170/ 00069
Location & Structure Information		
Premises Address:	RHODE ISLAND AVE RIVERDALE 20737-0000	Legal Description: PT OF LOT 14, PT OF LOT 15, PT OF LOT 16 EX 1190 SQ FT
Map:	Grid:	Parcel:
0042	00D3	0000
Neighborhood:	Subdivision:	Section:
10019.17	1750	69
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
A-1017		
Town: RIVERDALE PARK		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		6,100 SF
		County Use
		007
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	73,200	73,200
Improvements	5,300	5,600
Total:	78,500	78,800
Preferential Land:	0	0
		78,700
		78,800
Transfer Information		
Seller: PRENDABLE GREGORY S	Date: 03/06/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39170/ 00069	Deed2:
Seller: FRIEDMAN,HARRY	Date: 05/11/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07641/ 00920	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
		07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

1. This screen allows you to search the Real Property database and display property records.

LAW OFFICES
SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

June 7, 2021

VIA EMAIL ONLY

The Honorable Maurene Epps McNeil, Esq.
Zoning Hearing Examiner
County Administrative Building
14741 Governor Oden Bowie Drive
Upper Marlboro MD 20772

RE: **Clear Channel Outdoor LLC, Applicant**
CNU-51074-2020 – (6313 Rhode Island Avenue, Riverdale)

Dear Madame Examiner:

As a follow up to our hearing on May 19, 2021, it was requested that the Applicant provide the following attached materials for the record. Enclosed please find:

- 1) Current Deed of subject property;
- 2) Email from the Maryland-National Capital Park & Planning Commission regarding acceptance of limited power of attorney for Clear Channel Outdoor, LLC to file application on behalf of owner;
- 3) Tax account for the subject property; and
- 4) Notarized affidavit of Mr. Gregory Prendable

Thank you very much. The Applicant rests its case unless the People's Zoning Counsel or the Zoning Hearing Examiner has additional questions regarding the submission.

Very truly yours,


Arthur J. Horne, Jr.

Enclosures

cc: Attorney Stanley D. Brown, People's Zoning Counsel
Parties of Record

N:\Clear Channel\Riverdale Park - 6313 Rhode Island Ave, (at East-West Hwy)\ZHE Docs\ZHE.coverltr (enc. exhibits).dot

From: [John Ferrante](#)
To: [Gabrielle Green](#)
Cc: [Marilyn Taylor](#)
Subject: Fw: Outdoor Advertising Legislation Follow-Up
Date: Wednesday, May 19, 2021 2:04:35 PM

Gabby,

Can you please convert this email to a pdf and send it back to me? I need to submit it the ZHE's office as an exhibit.

Thank you! - John

From: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Sent: Wednesday, January 11, 2017 8:04 AM
To: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Legal has agreed that the wording in your lease (limited power of attorney) does allow Clear Channel to sign the application on behalf of the property owner. Great news!

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division

From: Mackoff, April [<mailto:AprilMackoff@clearchannel.com>]
Sent: Tuesday, January 10, 2017 2:48 PM
To: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Thanks so much!

From: Hampton, Mary [<mailto:Mary.Hampton@ppd.mncppc.org>]
Sent: Tuesday, January 10, 2017 2:36 PM
To: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

I just resent my email with the attached lease you sent me.

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division

From: Hampton, Mary
Sent: Tuesday, January 10, 2017 2:31 PM
To: 'Mackoff, April' <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Oh my – no! And I sent the email the same day we met. I will resend.

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division

From: Mackoff, April [<mailto:AprilMackoff@clearchannel.com>]
Sent: Tuesday, January 10, 2017 2:17 PM
To: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Mary,

Happy New Year! I hope you are well since we last spoke.

Have you heard anything back from legal on this matter?

Thanks in advance,

April



April B. Mackoff

Vice President, Real Estate and Public Affairs

Baltimore/Washington DC/Salisbury

9590 Lynn Buff Ct., Ste 5
Laurel, MD 20723

E AprilMackoff@clearchannel.com

O 301.617.2600 extension 19629

M 240.755.9203

clearchanneloutdoor.com

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From: Hampton, Mary [<mailto:Mary.Hampton@ppd.mncppc.org>]
Sent: Thursday, December 29, 2016 9:43 AM
To: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Thank you. I will forward this to our legal office for a determination. As soon as I hear back I let you know. Best wishes!

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division

From: Mackoff, April [<mailto:AprilMackoff@clearchannel.com>]
Sent: Thursday, December 29, 2016 9:28 AM
To: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Cc: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Mary,

Thanks so much for taking the time to speak with me this morning regarding the certification process. Per our discussion, attached please find the first page of our standard form lease with highlighted language regarding Clear Channel Outdoor's power of attorney for obtaining permits. I look forward to hearing from you once your legal department has an opportunity to review the highlighted language.

Thanks in advance and Happy New Year,

April



April B. Mackoff

Vice President, Real Estate and Public Affairs

Baltimore/Washington DC/Salisbury

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Laurel, MD 20723

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From: Hampton, Mary [<mailto:Mary.Hampton@ppd.mncppc.org>]
Sent: Thursday, December 29, 2016 8:04 AM
To: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Good morning April. Sorry I missed your call but I do leave at 4:00.
I also have a meeting scheduled from 10:30-11:30 but should be here all day so please call me when you get into the office or when you have time!

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division

From: Mackoff, April [<mailto:AprilMackoff@clearchannel.com>]
Sent: Wednesday, December 28, 2016 1:06 PM
To: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Sure – do you have some options that work for you over the next week or so?

From: Hampton, Mary [<mailto:Mary.Hampton@ppd.mncppc.org>]
Sent: Wednesday, December 28, 2016 1:05 PM
To: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: RE: Outdoor Advertising Legislation Follow-Up

Hi April – lets try a phone call first before we set up any meetings. If I don't know the answer I'm going to have to run it by Debbie since she was involved in the legislation (and is my supervisor).

Mary Hampton
Principal Planning Technician
Maryland-National Capital Park and Planning Commission
Development Review Division
301-952-5411

From: Mackoff, April [<mailto:AprilMackoff@clearchannel.com>]
Sent: Wednesday, December 28, 2016 12:09 PM
To: Hampton, Mary <Mary.Hampton@ppd.mncppc.org>
Cc: Mackoff, April <AprilMackoff@clearchannel.com>
Subject: Outdoor Advertising Legislation Follow-Up

Mary,

Happy Holidays! It was a pleasure meeting you earlier this morning in regards to the outdoor advertising legislation.

I'd like to set up a call or meeting with you at your convenience to discuss a few issues/questions that have come up since our last meeting.

Please advise as to some options that would work for you after the holidays.

Best,

April



April B. Mackoff

Vice President, Real Estate and Public Affairs

Baltimore/Washington DC/Salisbury

9590 Lynn Buff Ct., Ste 5
Laurel, MD 20723

E AprilMackoff@clearchannel.com

O 301.617.2600 extension 19629

M 240.755.9203

clearchanneloutdoor.com

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sender immediately and delete it from your computer.

740 Rock Creek Ford Road
Gettysburg, PA 17325

May 20, 2021

The Hon. Maurene Epps McNeil
Zoning Hearing Examiner
County Administrative Building
14741 Governor Oden Bowie Drive
Upper Marlboro MD 20772

RE: 6313 Rhode Island Avenue, Riverdale Park, Maryland

Dear Madame Examiner:

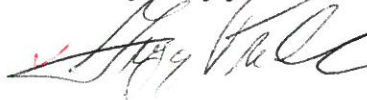
I, Gregory S. Prendable, (DOB: June 24, 1949) am over 18 years of age and am competent to testify to the facts herein.

I hereby affirm and attest that I am the sole trustee of the Gregory S. Prendable Living Trust dated November 5, 2008, and that the trust is the owner of the property located at 6313 Rhode Island Avenue in Riverdale Park, Maryland, which has a billboard located on the property.

For your information, I was a tenant at the property since 1981 and purchased the property in 1990. The billboard was located on the property before I became the tenant in 1981. From the time I was a tenant at the property, the billboard has been well maintained by its owner, and the billboard owner has performed other work to maintain the appearance of the billboard and the surrounding area.

I hereby affirm and attest under the penalties of perjury, that the information herein is true and accurate to the best of my knowledge and belief.

Very truly yours,

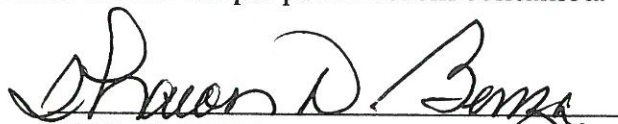


Gregory Prendable

STATE OF Virginia :
COUNTY OF Fairfax :

I hereby certify that on this 24th day of May, 2021, GREGORY PRENDABLE, personally appeared to be the person before me for the purposes herein contained.

My Commission Expires:


NOTARY PUBLIC

Sharon D. Benza
Commonwealth of Virginia
Notary Public
Commission No. 125718
My Commission Expires 1/31/2023

SIGN POSTING AND INSPECTION AFFIDAVIT

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

4

specify number)

sign(s) on 4/19/2021

(date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: Stephenie Clevenger

Application Numbers: CNU-51074-2020-U Name: 6313 Rhode Island Avenue

Date: 4/19/2021

Address: 1001 Prince George's Blvd., Suite 700, Upper Marlboro, MD 20774

Telephone: 240-338-0131

Capacity in which you are acting: Agent
(Owner, Applicant, Agent)

NOTE: Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.



Getting Started





Original Planning Board Hearing Signs

(Still in place as of 4/19/2021)

Sign 1A & 1B (1 Double Sided Sign)

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021

ZHE Hearing Signs



Sign 1

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 2

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 2

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 3

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 4

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021



Sign 4

CNU-51074-2020, 6313 Rhode Island Ave.

Sign posted by: Stephenie Clevenger

Posted on: 4/19/2021