




# 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: <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Developing <input type="checkbox"/> 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:
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 signatures)

Gegory S. Preadable Living Trust 11/19/20

Owner's Signature typed &amp; signed

Date

Applicant's Signature typed &amp; signed

Date

Please see section 5, Clear Channel Outdoor Lease Agreement

Contract Purchaser's Signature typed &amp; signed

Date

Applicant's Signature typed &amp; signed

Date

**SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:****Type of Application (Check all that apply)**Conventional ☐ Comprehensive Design ☐ Conservation Sketch Plan ☐ Pre-Preliminary Plan ☐Variation, Variance or Alternative Compliance Request(s)  
Yes ☐ No ☐

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 ☐ Health Dept. ☐

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 &amp; 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 ☐ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

Alternative Compliance Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

### **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**





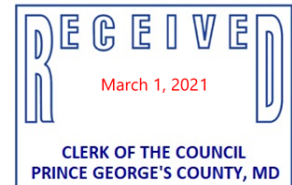


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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 Planning Board Review ☐
 Planning Director Review ☐

Acceptance Date: \_\_\_\_\_ 70-day limit \_\_\_\_\_ Limit waived–New limit \_\_\_\_\_

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Date: \_\_\_\_\_

Referral Mail-Out Date: \_\_\_\_\_ Referral Due Date: \_\_\_\_\_

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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: \_\_\_\_\_

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Gregory S. Prendable 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 \_\_\_\_\_

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Yes ☐ No ☐

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

Alternative Compliance Request

Yes ☐ No ☐

Application Filed

Yes ☐ No ☐

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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).

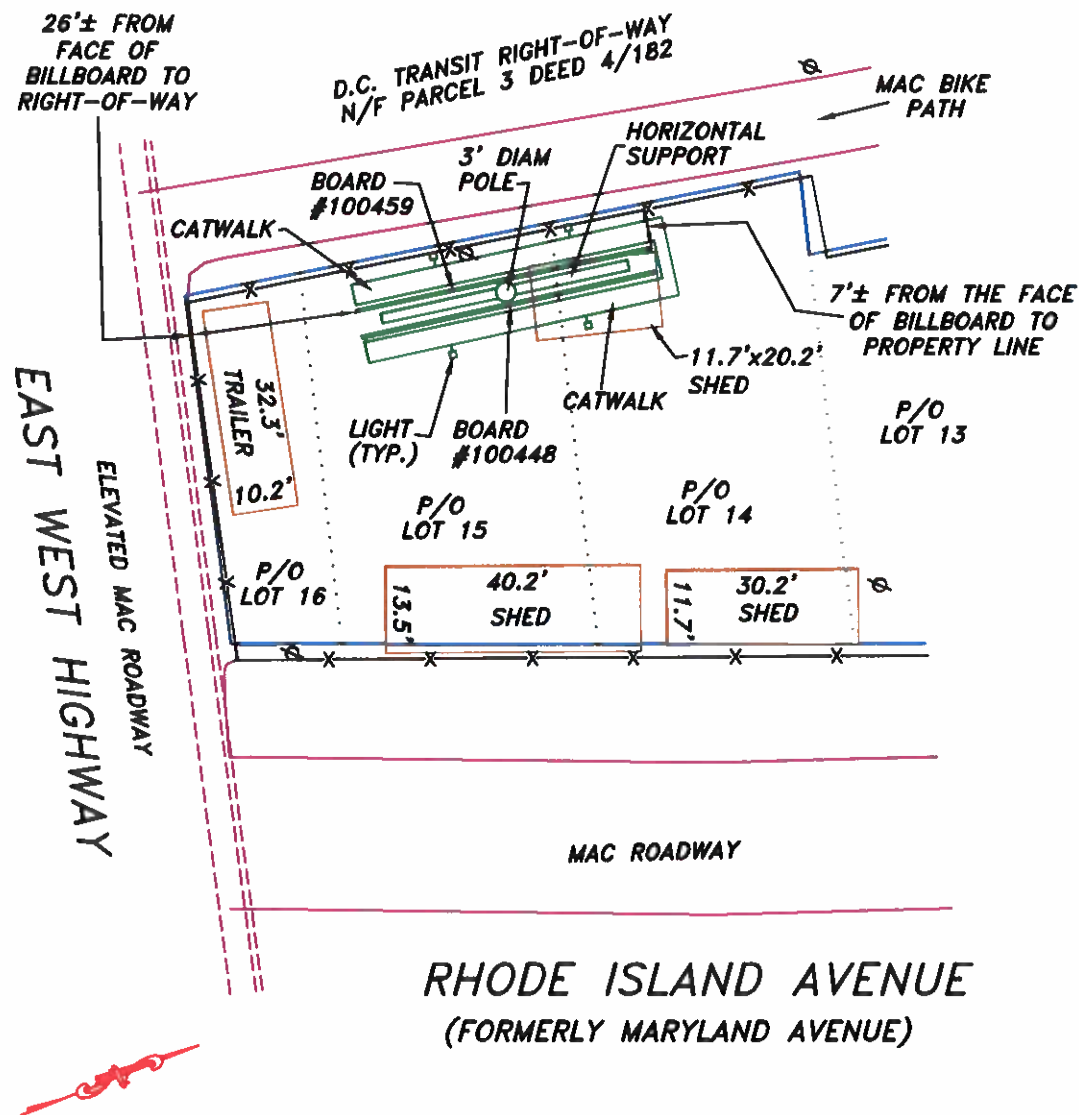


11-19-20

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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:

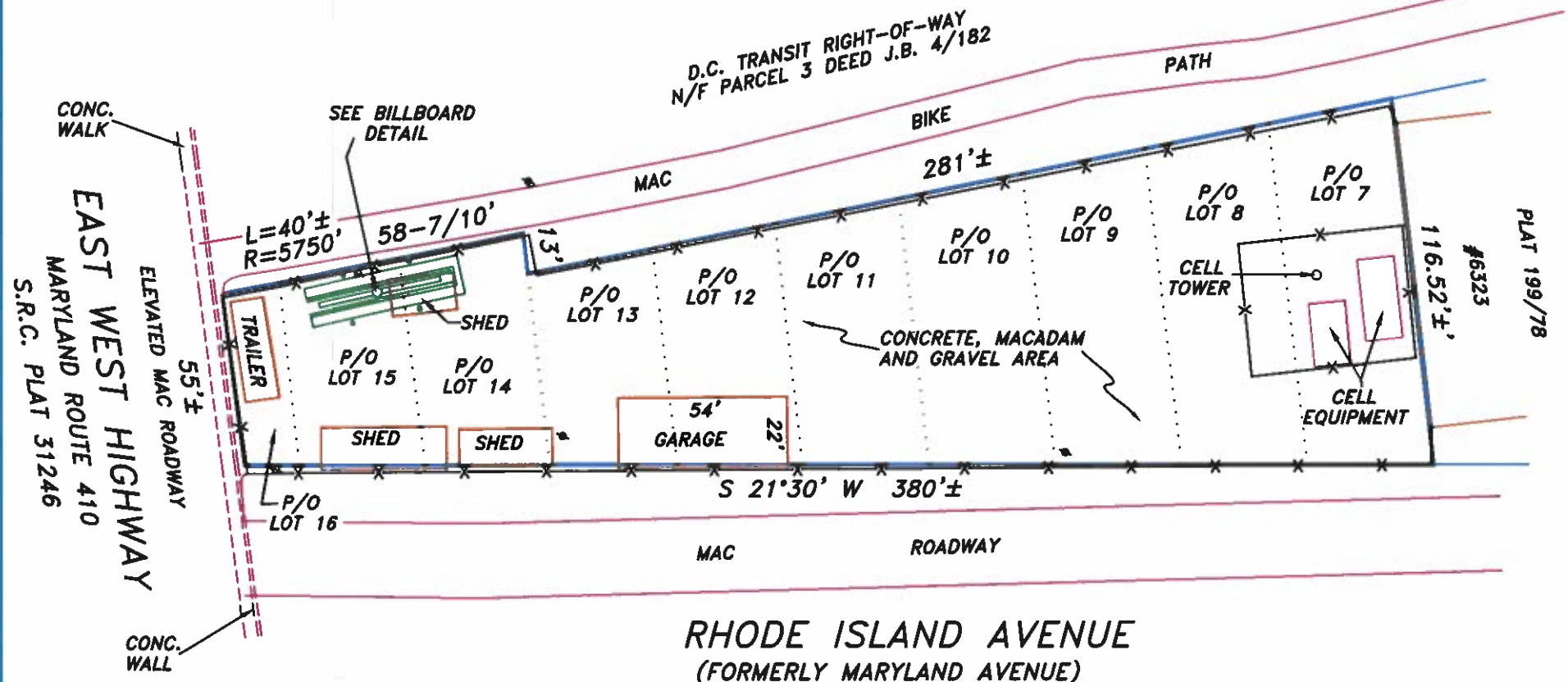
- 1) THE SUBJECT PROPERTY IS ZONED MU-TC (MIXED USE TOWN CENTER)
- 2) TAX ID#: 19-2160695 (REMAINDER LOTS 14, 15, & 16)  
TAX ID#: 19-2160703 (REMAINDER LOTS 11, 12, & 13)  
TAX ID#: 19-2160687 (REMAINDER LOTS 7, 8, 9, & 10)
- 3) ROAD FRONTAGE OF RHODE ISLAND AVENUE: 380'±  
ROAD FRONTAGE OF EAST WEST 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:

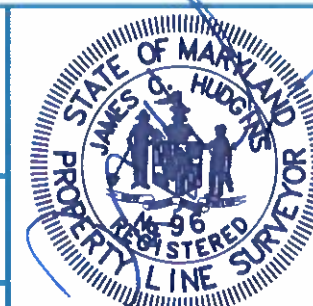
- 1) THE SHEDS AND FENCELINES APPEAR TO LIE AT, NEAR OR OVER THE PROPERTY LINES.



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 recorded 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 C. 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**

<b>SITE ADDRESS:</b>  00000 RHODE ISLAND AVE  RIVERDALE 20737	<b>PROJECT NAME:</b>    <b>SUBDIVISION:</b> RIVERDALE PARK	<b>EST. CONSTRUCTION COST:</b>    <b>ELECTION DISTRICT:</b> 19  <b>PROPERTY TAX ACCOUNT #:</b> 2160695	
<b><u>OWNER</u></b>	<b><u>OCCUPANT</u></b>	<b><u>CONTRACTOR</u></b>	<b><u>ARCHITECT</u></b>
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.

<b>APPLICANT</b> <u>Stephenie Clevenger</u> <b>NAME</b>	<u>No Limit Land</u> <b>COMPANY</b>	<u>( 240) 338 - 0131</u> <b>PHONE</b>	<b>SIGNATURE</b>
--	--	--	------------------

## 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 sign(s) on 4/19/2021  
specify number) (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



0 30 60ft





## **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: \_\_\_\_\_

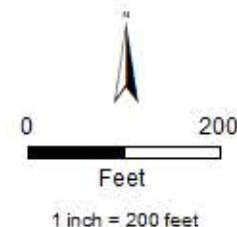
PLANNING AREA: 68

WSSC GRID: 207NE04

TAX MAP: 42

TAX GRID: D3

COUNCIL DISTRICT: \_\_\_\_\_

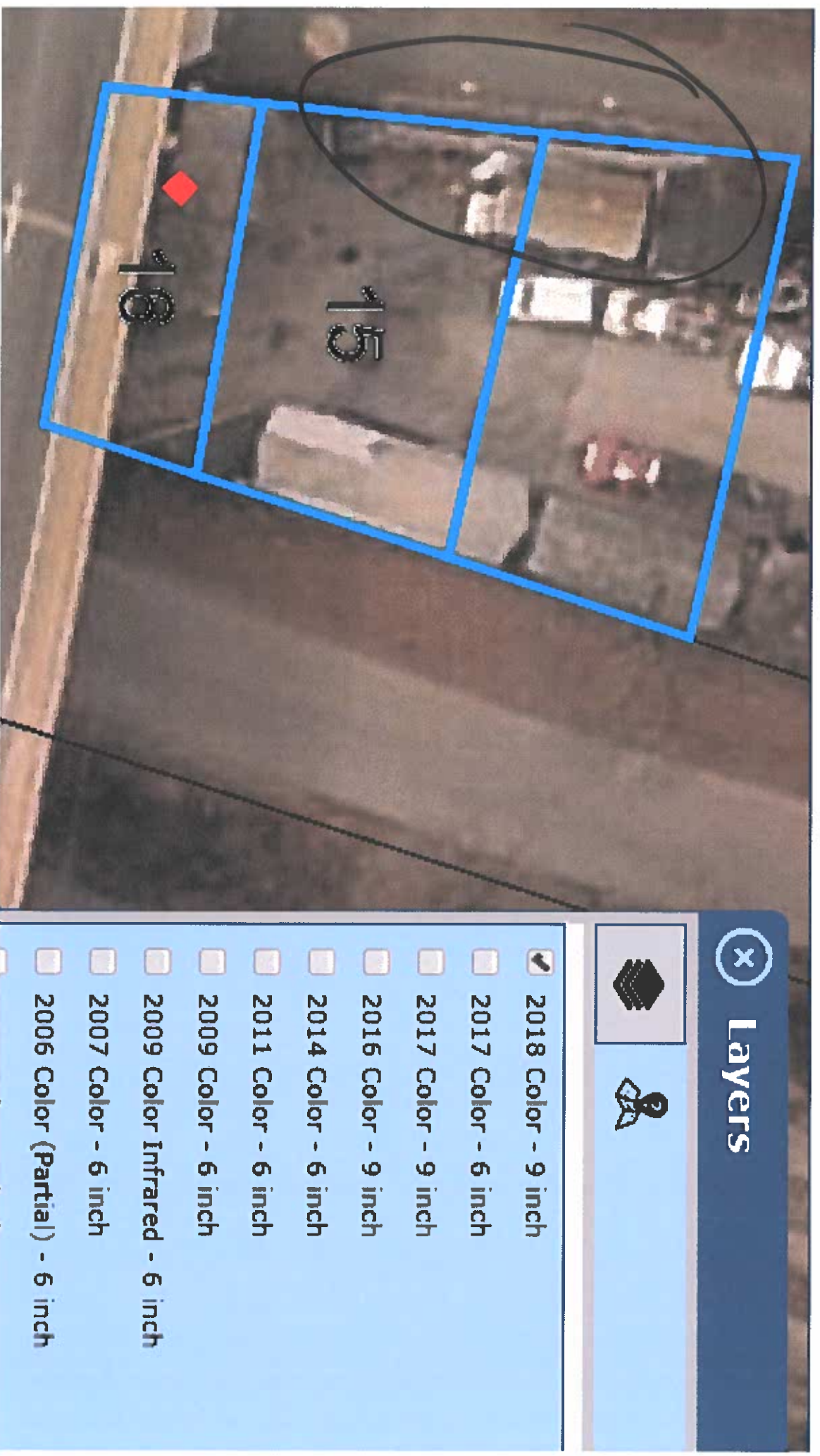


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: December 14, 2020



1191270550



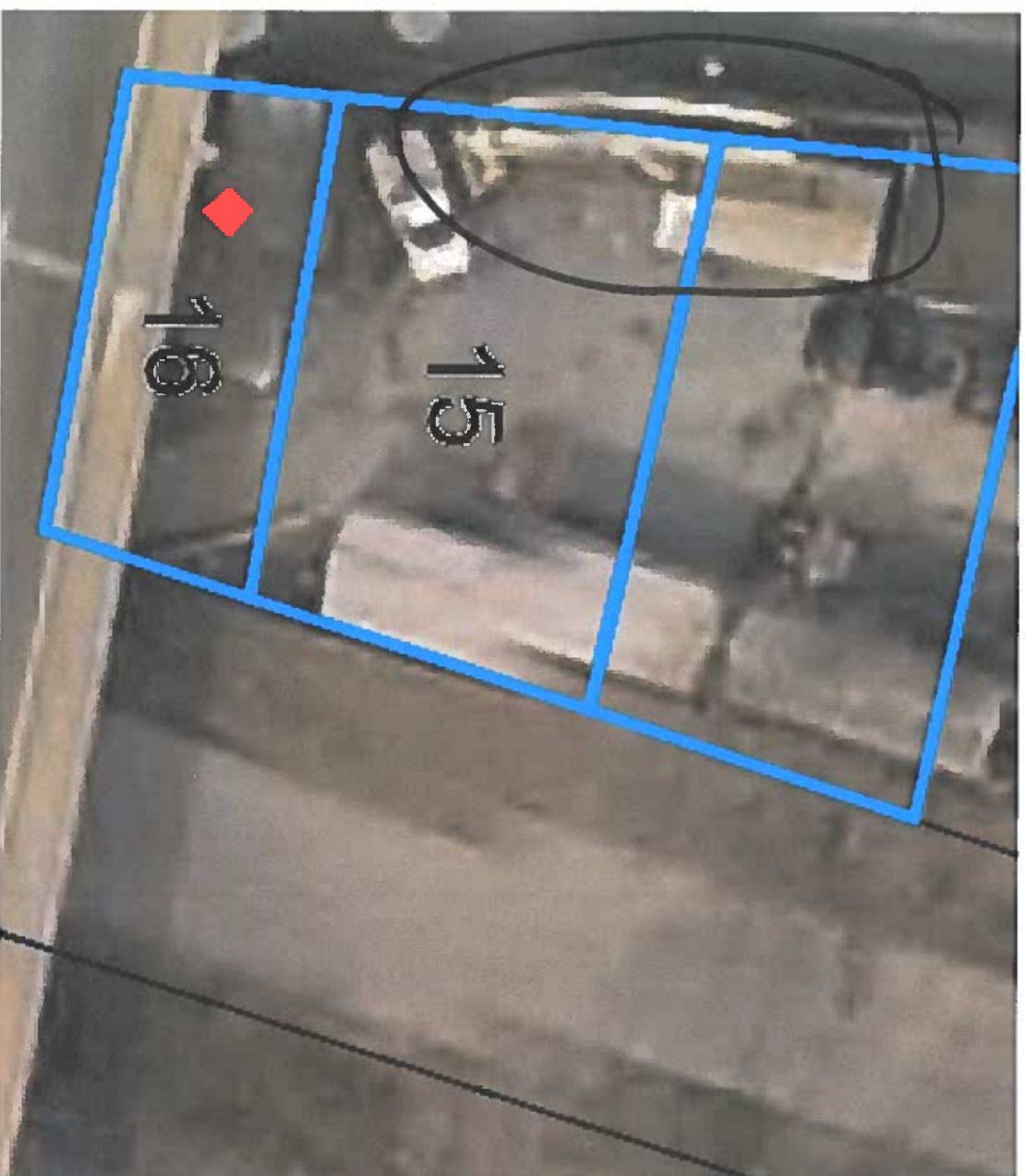


## Layers



- ☐ 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

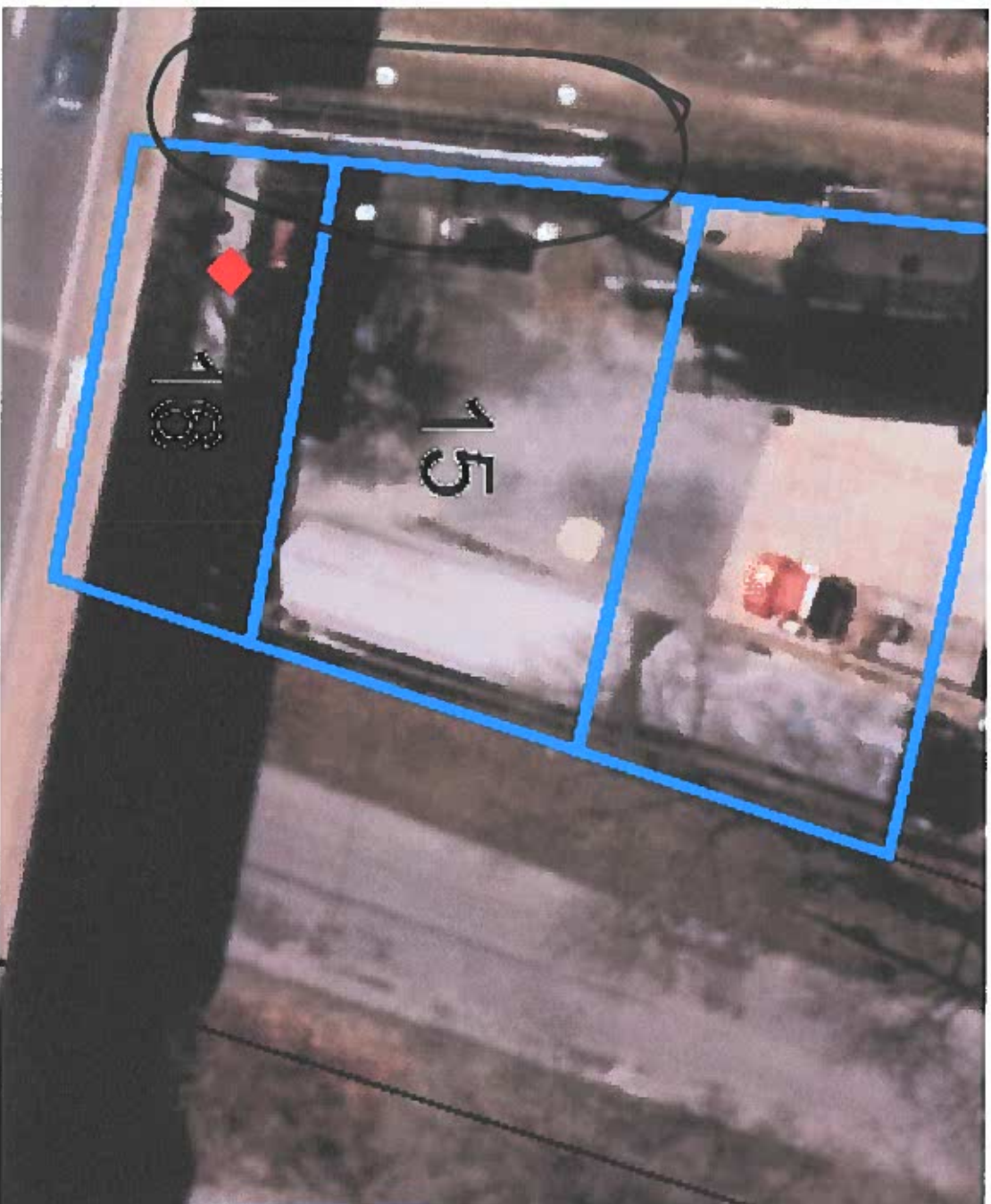




## Layers



- ☐ 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

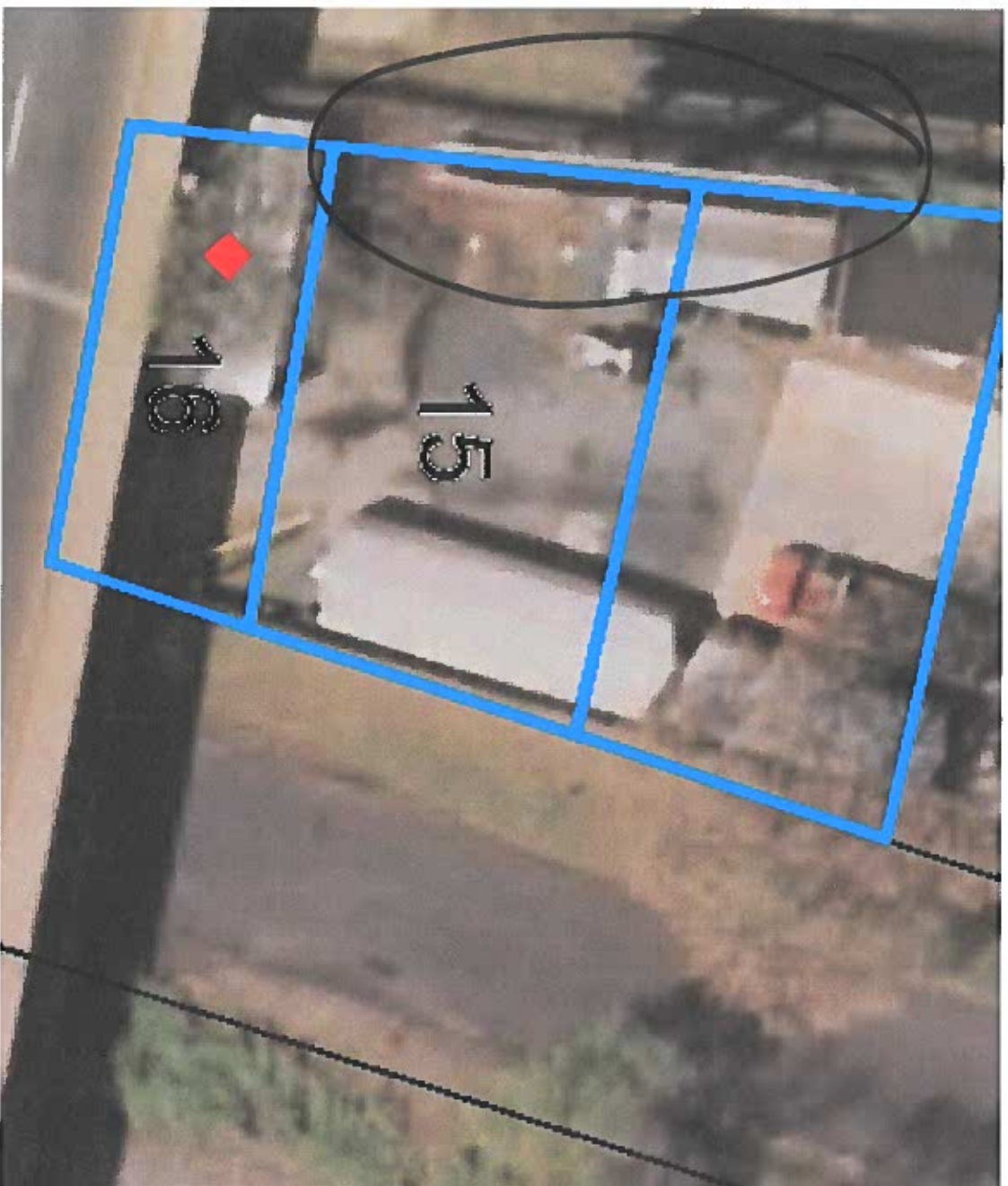


## Layers



- ☐ 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

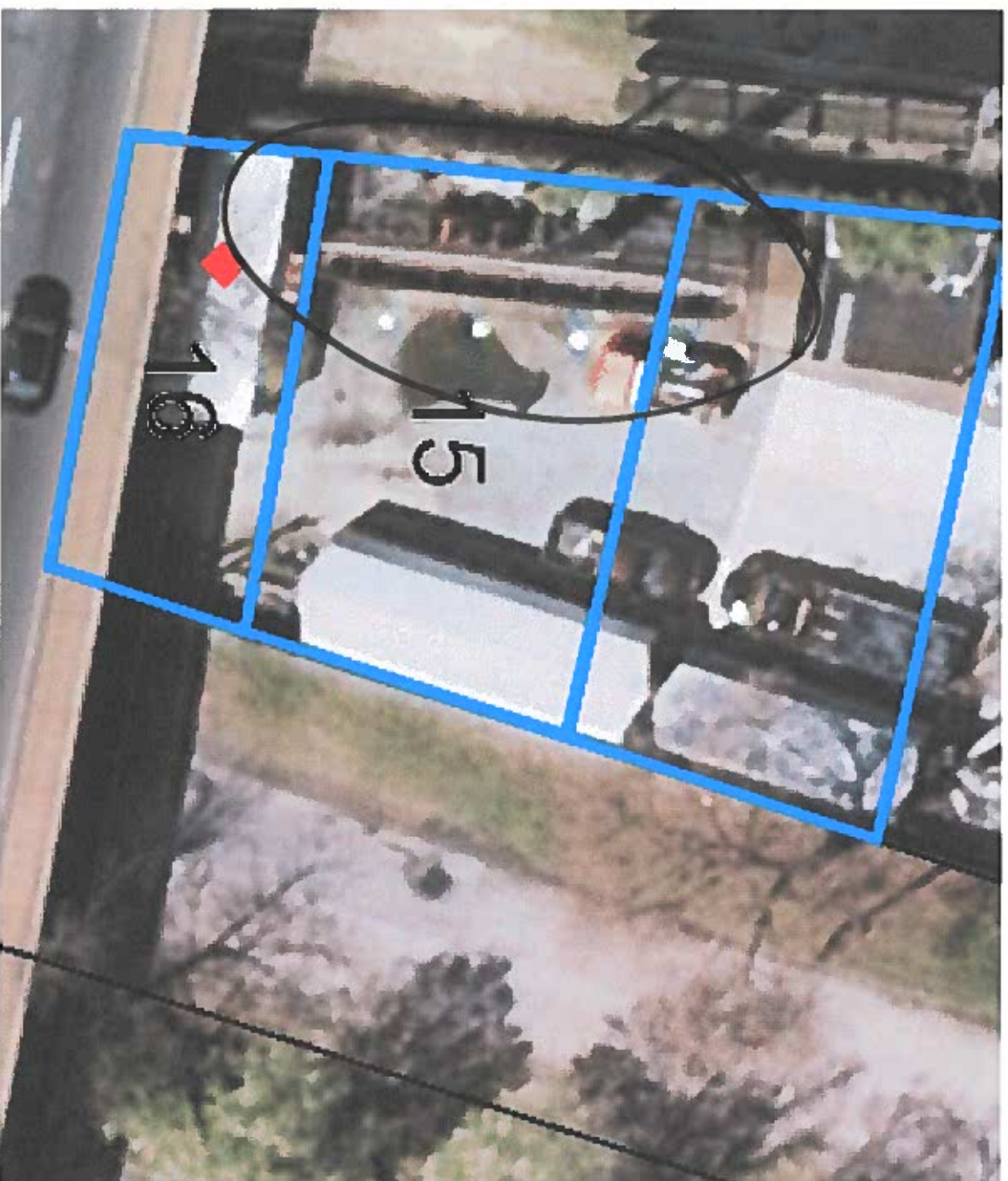




## Layers



- ☐ 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

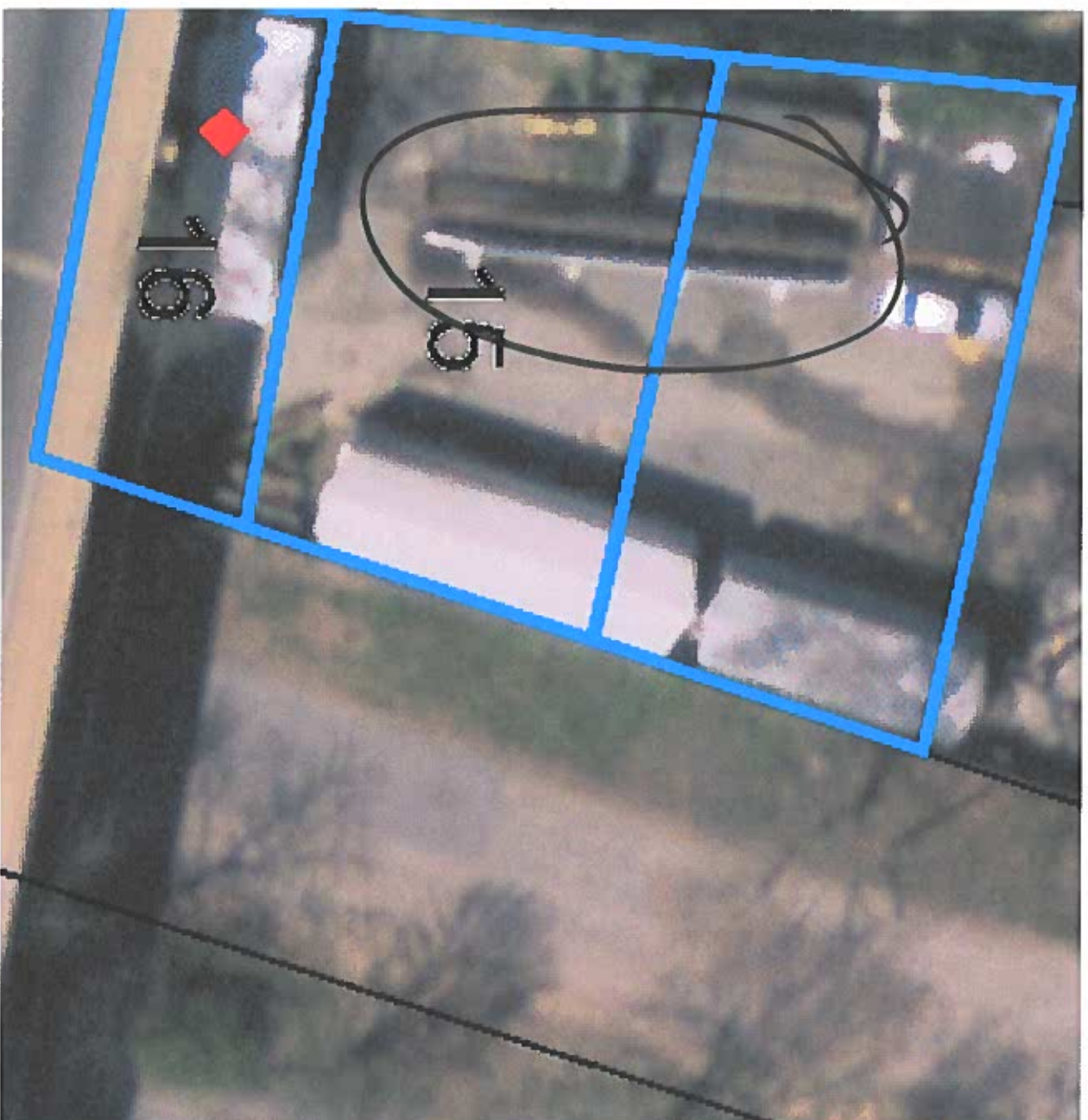


## Layers



- ☐ 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

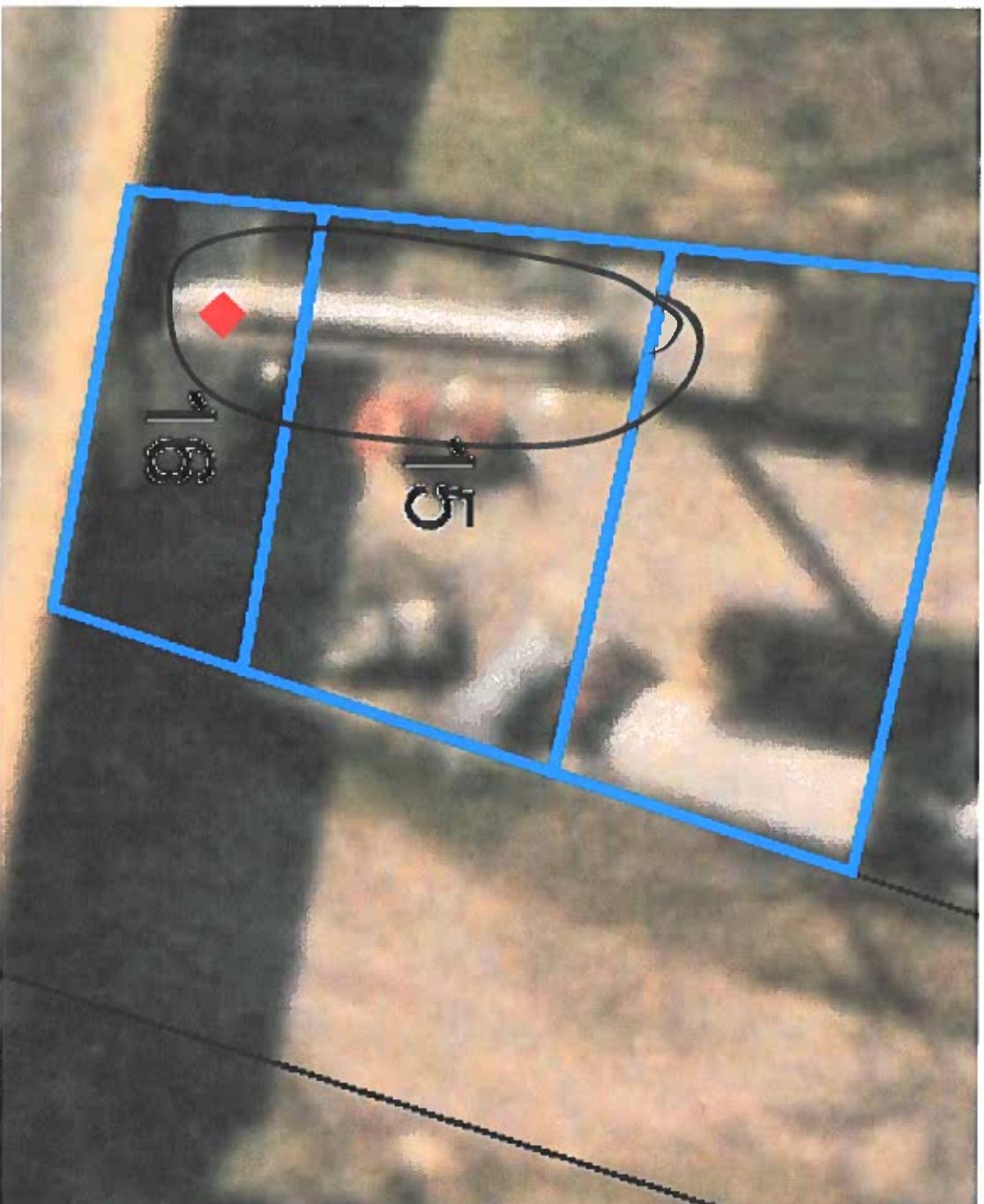




## Layers



- ☐ 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

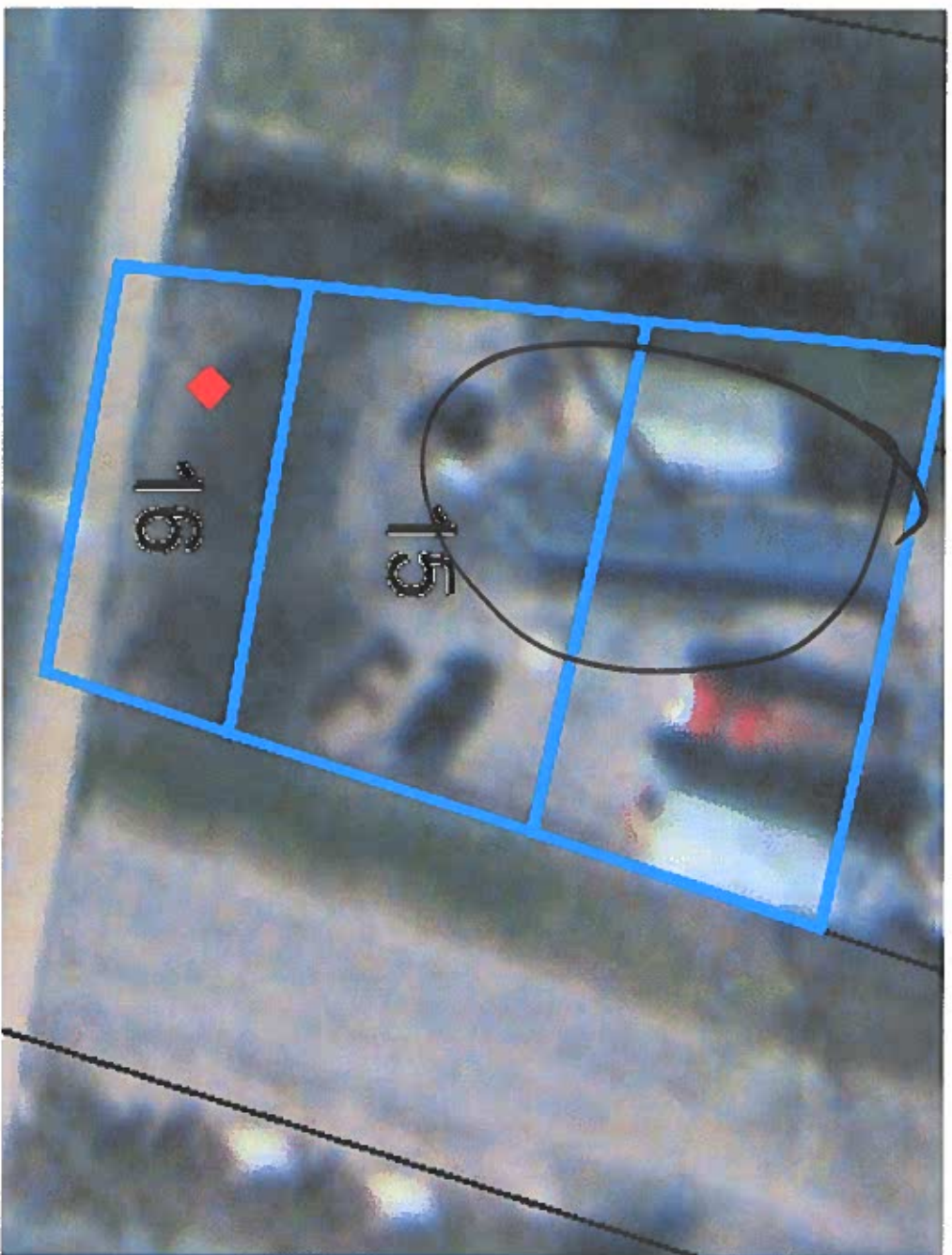


## Layers



- ☐ 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

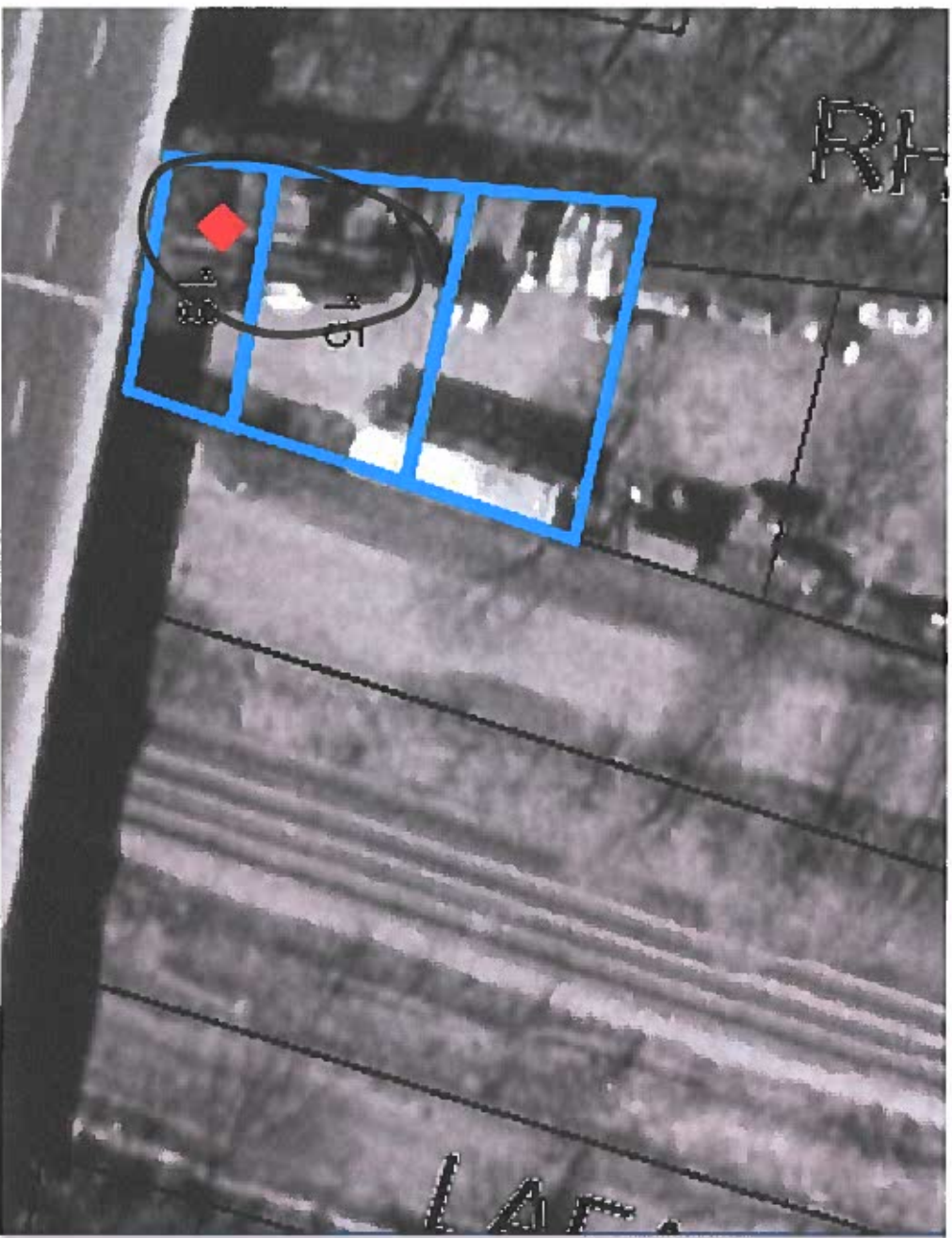




## Layers



- ☐ 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	Booking Start	Booking End	Date Posted	Posting Finish	Booking Status	Type
<b>Bulletin 14x48</b>												
000716 / 100459	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd F/W - 2				Bulletin 14x48	1/1/15	1/28/15	1/14/15			
BW10028995	CLEARCHANNEL RADIO DC- EBIT B 1/ N	D22868 98.7	N				1/1/15	1/28/15	1/14/15			Without Notice Sold
NS20344	BOSTON MARKET P/BTS/DB/DTs	D28282 STOP COOKING START CELEBF	N				1/1/15	1/28/15	1/14/15			Guaranteee 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
BW10031192	SAFEWAY (HYATTSVILLE) B/P 3/16	D29022 NOW OPEN - NEW SAFEWAY	N				3/21/16	4/24/16	4/6/16			Guaranteee Sold
BW10031366	THE CARPIO LAW FIRM B 4/16	D26227 ABOGADO	N				4/25/16	10/9/16	4/25/16			Guaranteee Sold
BW10032345	THE CARPIO LAW FIRM B 10/16		N				10/10/16	4/23/17				Guaranteee Sold
BW10033116	AD COUNCIL B 1/17	D16386 AD COUNCIL	N				4/24/17	4/30/17				Non-Guaranteee 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
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
BW10034552	METRO PCS P/BTS 10/17	D32936 FREE PHONE YOUR CHOICE	N				10/2/17	12/31/17	11/7/17			Guaranteee Sold
BW10035005	AD COUNCIL B 1/18	D16386 AD COUNCIL	N				1/8/18	1/14/18	1/10/18			Non-Guaranteee Sold
1004676-NSG	Carvana, Lic - Carvana- January Blast - ( N	D33441 7 days to test own sure beats a 7 r	N				2/12/18	3/11/18	2/15/18			Guaranteee 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
1008970-NSG	The Allstate Corporation - Multi-Market D N	D34158 1+1=25% OFF	N				5/14/18	10/7/18	5/16/18			Guaranteee Sold
1040831-BW1	U.S. Department of Veterans Affairs - PS N	D36411 BE THERE	N				3/25/19	4/21/19	3/25/19			Non-Guaranteee Sold
1064116-BW1	U.S. Department of Veterans Affairs - PS N	D38043 HELP PREVENT SUICIDE	N				10/14/19	11/17/19	10/10/19			Non-Guaranteee 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

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

[illegible]

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



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
Gregory S. Premeaux								
Campaign Campaign Name								
Alt Book Design Code Design Description								
Bulletin 14x48								
000716 / 100446	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd F/E - 1	Bulletin 14x48					
000028364	SAIONTZ AND KIRK B 9/14	N	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	N	D24347 1-800 LAWYERS SAIONTZ & KIR	4/13/15	5/10/15	4/13/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	N	D25330 COVER /PART OF ROTATE	5/11/15	5/17/15			Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15	N	D27072 Protect what makes your house a	5/18/15	8/9/15	5/18/15		Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15	N	D27350 More is less home+auto+molo=sar	5/18/15	8/9/15	6/16/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14	N	D24347 1-800 LAWYERS SAIONTZ & KIR	8/31/15	9/27/15	9/4/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	N	D25330 COVER /PART OF ROTATE	9/28/15	10/4/15			Guarantee Sold Sold
BW10030128	MUSCLE MILK B 9/15	N	D28005 GIVE ME STRENGTH	10/5/15	11/15/15	10/7/15		Guarantee Sold Sold
BW10030738	GEICO DC B 3/16	N	D27564 75 YEARS OF SAVINGS & SERV	3/7/16	10/30/16	3/8/16		Guarantee Sold Sold
BW10032654	MD STATE HIGHWAY SAFETY ( TRUC	N	D30450 TAILGATING TRUCKS IS A BIG A	11/21/16	12/18/16	11/21/16		Guarantee Sold Sold
BW10033116	AD COUNCIL B 1/17	N	D16386 AD COUNCIL	1/23/17	1/29/17	1/25/17		Non-Guarantee Sold Sold
BW10033461	Aaa CLUB ALLIANCE INC B 3/17	N	D31234 WHEN YOU HIT A ROCK IN ROC	3/6/17	4/2/17	3/8/17		Guarantee Sold Sold
NS25560	WHOLE FOODS TS 3/17	N	D31598 NOW OPEN IN RIVERDALE	4/17/17	5/14/17	4/21/17		Guarantee Sold Sold
BW10033047	GEICO DC B 3/17	N	D31346 75 YEARS	5/15/17	11/19/17	5/19/17		Guarantee Sold Sold
BW10034203	THE DENTAL GROUP B 11/17	N	D33025 WHERE WE LOVE TO SEE YOU	11/20/17	5/6/18	11/24/17		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D16386 AD COUNCIL	5/21/18	5/27/18	5/24/18		Non-Guarantee Sold Sold
NS736093	Metro PCS - B/TS 5/18	N	D34339 99% OF PEOPLE COVERED	6/4/18	7/1/18	6/6/18		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D25299 TAKE DOWN / COVER ASAP	7/9/18	7/15/18	7/10/18		Non-Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D34853 99%	8/20/18	9/16/18	8/22/18		Guarantee Sold Sold
1008808-NSG	Metro PCS - Metro PCS 2018, Natl Q3 - 1	N	D34820 TAKEDOWN/COVER 2018	9/17/18	9/23/18	9/19/18		Non-Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D35351 NEW & NOW OPEN	10/22/18	12/16/18	10/24/18		Guarantee Sold Sold
1025606-BW1	Mail at Prince Georges - Fire Sale 10044	N	D35833 TAKEDOWN COVER 2019	2/4/19	2/10/19	2/7/19		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	N	D36362 ALVERNIA UNIVERSITY	3/18/19	4/14/19	3/19/19		Guarantee Sold Sold
1040419-BW1	Alvernia University - Southern MD Static	N	D35833 TAKEDOWN COVER 2019	4/15/19	4/21/19	4/17/19		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	N	D36877 GUINNESS BLONDE	5/6/19	6/30/19	5/7/19		Guarantee Sold Sold
1035800-NSG	Diageo North America Inc - BW1 Guinness	N	D37340 LIKE HOME	7/1/19	8/25/19	7/3/19		Guarantee Sold Sold
1038113-NSG	Coca Cola Company - Gold Peak Tea - 0	N	D37775 BE THE MATCH BOY WITH HOO	9/9/19	10/6/19	9/12/19		Guarantee Sold Sold
1058552-ATL	Be The Match Foundation - MultipleMark	N	D37884 VISIT MPG	10/7/19	12/29/19	10/10/19		Guarantee Sold Sold
1037622-BW1	Mail at Prince Georges - 100448 Perm -	N	D38840 SAVINGS SINCE 1936	2/3/20	4/12/20			Guarantee Sold Sold
1070395-BW1	Geico Corporation - DC AUTO BRAND -	N						
Total Days Scheduled				1,463				



Greg PRENDABLE - 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

## TOTAL 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

TOTAL 2010	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
TOTAL 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
TOTAL 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



[illegible]

	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 RENDRILE - 100448





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

This LEASE AMENDMENT (this "Amendment") dated to be effective this 1<sup>st</sup> 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**

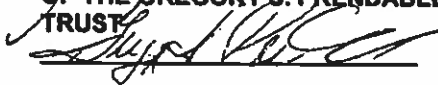
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

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.

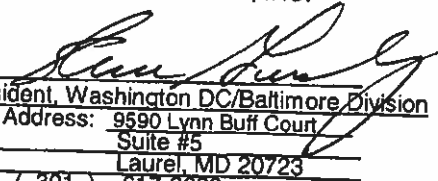
13. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the right to assign or sublet, subject to the consent of Landlord which will not be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

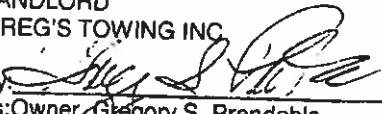
16. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby 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. Prendable  
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 29<sup>th</sup> day of MARCH, 2010. The parties agree to modify the Lease Agreement as follows:

Beginning the 1<sup>st</sup> 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.....	\$
April 1, 2011 to March 31, 2012.....	\$
April 1, 2012 to March 31, 2013.....	\$
April 1, 2013 to March 31, 2014.....	\$
April 1, 2014 to March 31, 2015.....	\$
April 1, 2015 to March 31, 2016.....	\$
April 1, 2016 to March 31, 2017.....	\$
April 1, 2017 to March 31, 2018.....	\$
April 1, 2018 to March 31, 2019.....	\$
April 1, 2019 to March 31, 2020.....	\$

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: 

Its: PRESIDENT

By Tenant:

CLEAR CHANNEL OUTDOOR, INC.

BY: 

Its: President

Washington DC/Baltimore Division



## 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  
Branch Address

Washington D.C. 20018  
City State Zip

(703) 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

 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.

1 2 0 1 1 9 2 7 0 5 5 0 1

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 June 15, 1987

2. The consideration shall be Three-Thousand Six-Hundred Nine\*\*\*\* (\$ 3,609) 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 time 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 for the entire notice of building. ~~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: Chalk Marino 3/10/88  
 By: Chalk 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  
 Social Security or Telephone Number  
9595

Federal Tax Number

BRANCH-WHITE

LESSOR-CANARY



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)* 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 upon thirty (30) day written notice by Lessor. H.D.F.*  
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 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. H.D.F.*  
ACCEPTED AND APPROVED

Heritage Creative Outdoor Services, Inc.: Lessors:

By: *Charles Martin*

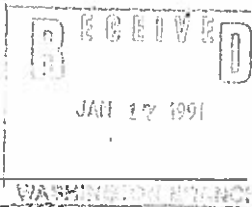
By: *Harry D. Friedman*

Date: *3/10/88*

Date: *March 8, 1988*

APPROVED PAYEES - 2/29/88

1. Sarah A. Schreiber  
1384 Union Street  
Brooklyn, NY 11213
2. Ruthe Katz, Trust  
ZD. Lysas, 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  
0.07  
100

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

Date

Lessee

Revere National Corporation, R.E. Manager Date

WANTS 342  
5500

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

City Washington

State District of Columbia

Date August 8, 1984

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 fifteen (15) months from 8/15/84 to 1/15/86 \* SEE AMENDMENTS

2. The consideration shall be

\$ollars 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 times when 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 1/4th 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 rig 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 portion 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 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 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

Representative

date

Accepted &amp; Approved:

By:

Branch Manager

Date

P. O. Box 10155

Branch Address

Washington, D.C. 20018

City

State

Zip

ROA-1 REV 12/83

Accepted &amp; Approved as amended on attached page

By: Harry D. Friedman

Lessor

Date

By: Ruthe Katz &amp; Harry D. Friedman

Name - Please Print

#10111

Address

7101 Wisconsin Ave. #1000

City

Bethesda, MD 20814

State

Zip

Social Security or  
Federal Tax Number

Telephone Number

BRANCH

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 8/13/84 by Harry D. Friedman

date \_\_\_\_\_ date August 21, 1984

APPROVED PAYEES - 8/23/84

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



ROLLINS

## OUTDOOR ADVERTISING

## LEASE AGREEMENT

Lease Location: W-W-S-55Lease No. 12-0119-27055-01Street: N/S East-West Hwy. @ B & O RR OverpassBranch: ROA WashingtonCity: 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 ParkGround space and air rights for one (1) Single-Post Upright type advertising displaystructure located as at present. Structure may be single-faced or double-faced with eachface having area 14' x 48'. Re: Plat of 12/30/70situated in the City of Town of Riverdale, County of Prince Georges, State of Maryland

June 15, 1982

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 toexecute 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. FriedmanROLLINS OUTDOOR ADVERTISING, INC.  
(Lessee)By W. J. Baker

REPRESENTATIVE DATE

Branch ROLLINS OUTDOOR ADVERTISING, INC.P. O. Box 10155Washington, D.C. 20018

CITY, STATE, ZIP CODE

(301) 864-4727

TELEPHONE

Accepted and Approved:  
(Lessor)

(L.S.)

(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] 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  
State Maryland Date June 14, 1981

## IN CONSIDERATION OF

~~\*\*In 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 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  
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)

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  
Address as described below  
City Prince George's County

Control # 01-0119-27055-01  
City Riverdale  
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 June 15, 1979 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.  
Lessee  
Plant WASHINGTON (301) 861-1727  
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)  
7600 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  
Address as described below  
City Prince George's County

Control # 01-0119-27055-01  
City Riverdale  
Date July 14, 1976

State Maryland

## IN CONSIDERATION OF\*

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 (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.

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

 Location # 600  
 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 ~~xxx~~ <sup>xxxxxx</sup> (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 71Name by HARRY D. FRIEDMAN, Managing PartnerROLLINS OUTDOOR ADVERTISING  
Lessee
 Ct. Ct. Pr. Geo. Co.  
 Rollins Ident. # (Signed)  
 Ex. # 7
5817 Midhill Street,  
Bethesda, Maryland 20034
Plant WASHINGTON (#301-864-4727)
 By [Signature]  
 Lessee Representative

Law #

 Equity # 654-4080 (home)  
244-4900 (office)
Approved [Signature]

# Prince George's County

A TOWN PERMIT IS REQUIRED

DEPARTMENT OF LICENSES & PERMITS

# BUILDING PERMIT

HAS BEEN ISSUED

*James R. Novak*  
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.	BLOCK NO.	LIBER	FOLIO
part of lots 14, 15, & 16	69		

SUB DIVISION  
Riverdale Park

ELECTION DISTRICT

DESCRIPTION OF WORK

NEW BASE ONLY

OWNER'S NAME AND ADDRESS

PHONE NO.

Mr. Harry D. Friedman  
5817 Michill St., Home 654-4080  
Bethesda, Maryland 20034 OPERATE STICKER 190

TO BE ACCOMPLISHED BY:

Refer to  
811229

## 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.

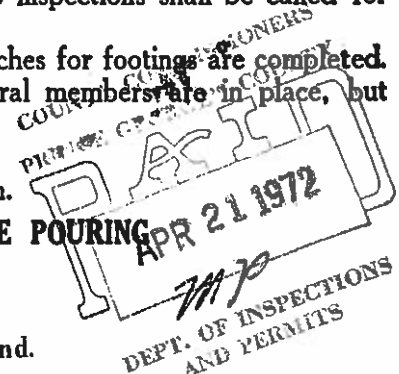
**CALL BUILDING INSPECTION 24 HOURS BEFORE POURING  
FOOTINGS OR ANY CONCRETE**

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: [Signature] "Landlord" 5-15-2000

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] [Initials]

SS or Tax ID No. 52-1532064

Its: Real Estate

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

Eller Officer Initials: [Signature] Landlord Initials: [Signature] 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  
5/15/00  
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](mailto:kelsey.shaffer@ppd.mncppc.org)



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**From:** Moses, Leonard D. <[LDMoses@co.pg.md.us](mailto:LDMoses@co.pg.md.us)>  
**Sent:** Wednesday, March 24, 2021 3:54 PM  
**To:** Hunt, James <[James.Hunt@ppd.mncppc.org](mailto:James.Hunt@ppd.mncppc.org)>  
**Cc:** Summerlin, Cheryl <[Cheryl.Summerlin@ppd.mncppc.org](mailto:Cheryl.Summerlin@ppd.mncppc.org)>; Hughes, Michelle <[Michelle.Hughes@ppd.mncppc.org](mailto:Michelle.Hughes@ppd.mncppc.org)>; Kosack, Jill <[Jill.Kosack@ppd.mncppc.org](mailto:Jill.Kosack@ppd.mncppc.org)>; Hurlbutt, Jeremy <[Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)>; Davis, Lisa <[Lisa.Davis@ppd.mncppc.org](mailto:Lisa.Davis@ppd.mncppc.org)>; Brown, Donna J. <[djbrown@co.pg.md.us](mailto:djbrown@co.pg.md.us)>; Walker-Bey, James T. <[JWalkerBey@co.pg.md.us](mailto:JWalkerBey@co.pg.md.us)>; Conner, Sherri <[sherri.conner@ppd.mncppc.org](mailto: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](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

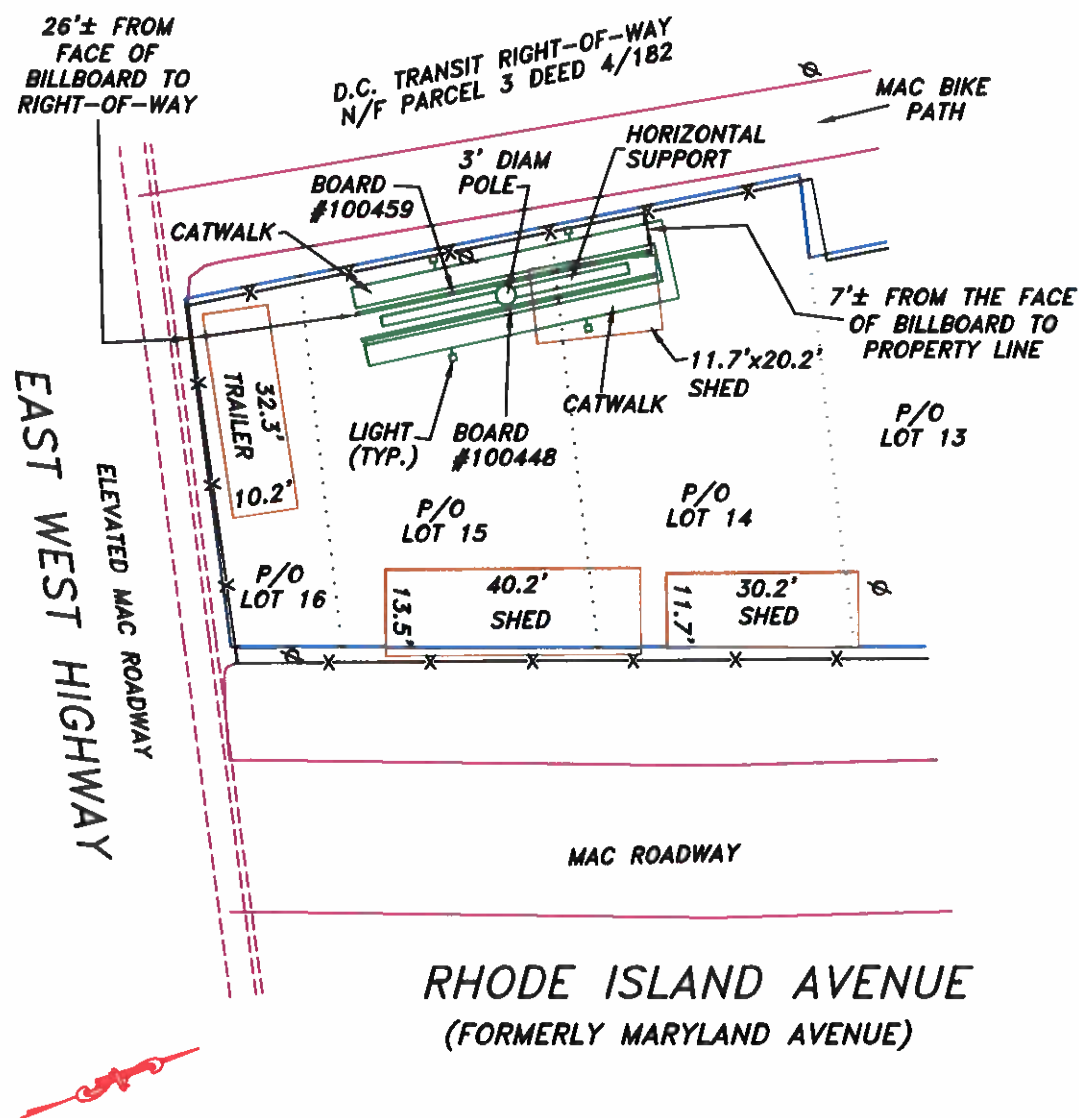
Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with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

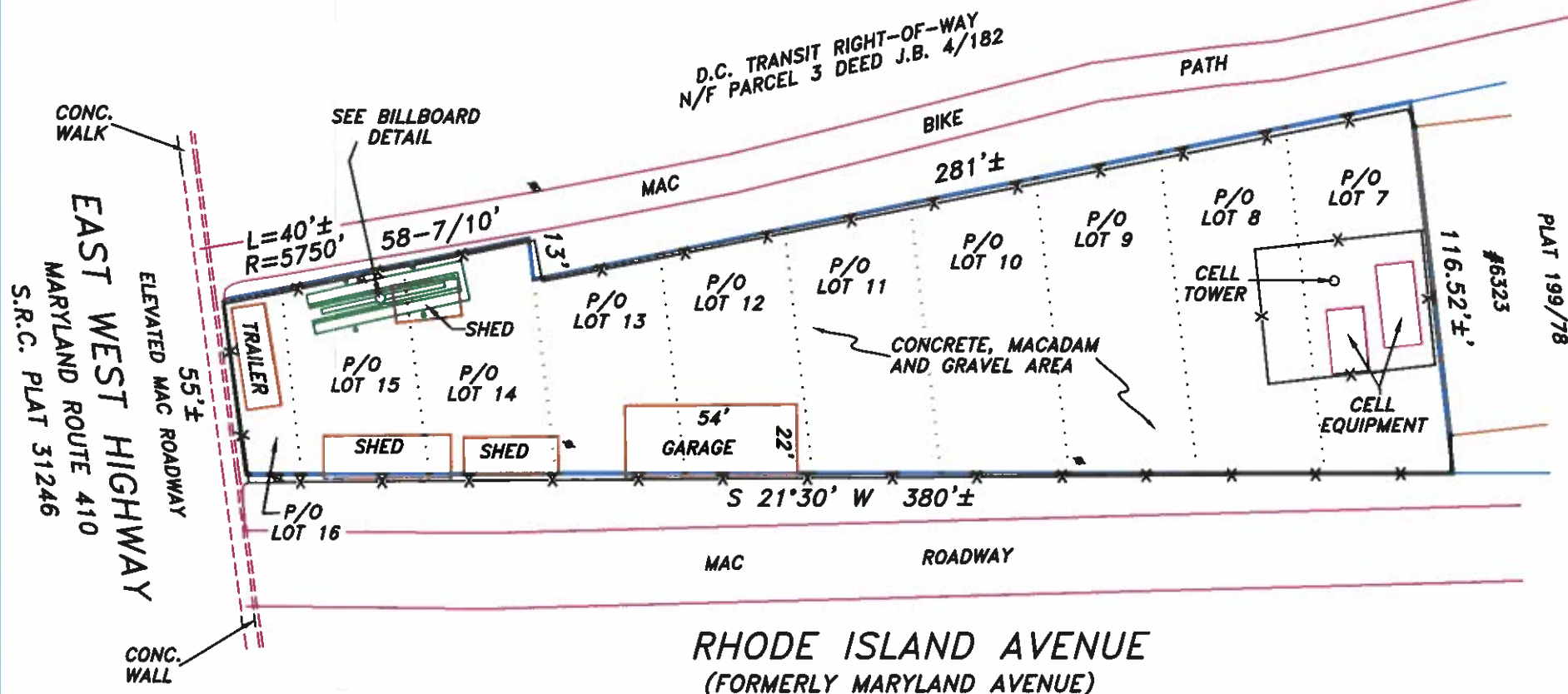
- 1) THE SUBJECT PROPERTY IS ZONED MU-TC (MIXED USE TOWN CENTER)
- 2) TAX ID#: 19-2160695 (REMAINDER LOTS 14, 15, & 16)  
TAX ID#: 19-2160703 (REMAINDER LOTS 11, 12, & 13)  
TAX ID#: 19-2160687 (REMAINDER LOTS 7, 8, 9, & 10)
- 3) ROAD FRONTAGE OF RHODE ISLAND AVENUE: 380'±  
ROAD FRONTAGE OF EAST WEST 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 FENCELINES 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 recorded 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 C. 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**

<b>SITE ADDRESS:</b>  00000 RHODE ISLAND AVE  RIVERDALE 20737	<b>PROJECT NAME:</b>    <b>SUBDIVISION:</b> RIVERDALE PARK	<b>EST. CONSTRUCTION COST:</b>    <b>ELECTION DISTRICT:</b> 19  <b>PROPERTY TAX ACCOUNT #:</b> 2160695	
<b><u>OWNER</u></b>	<b><u>OCCUPANT</u></b>	<b><u>CONTRACTOR</u></b>	<b><u>ARCHITECT</u></b>
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.

<b>APPLICANT</b> <u>Stephenie Clevenger</u> <b>NAME</b>	<u>No Limit Land</u> <b>COMPANY</b>	<u>( 240) 338 - 0131</u> <b>PHONE</b>	<b>SIGNATURE</b>
--	--	--	------------------



## 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”

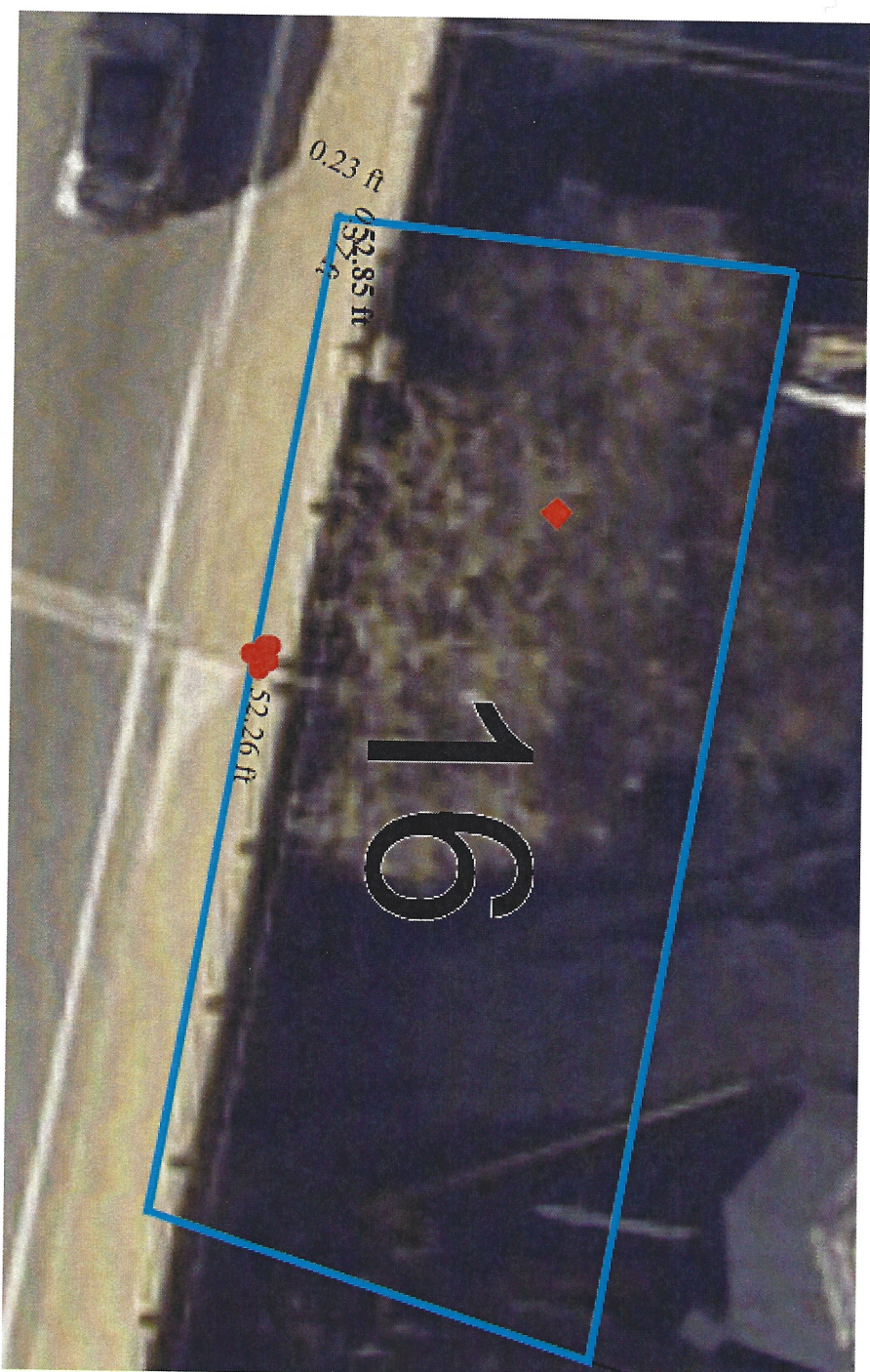
\* \* \* \* \*

**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

## 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](mailto: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.

1 2 0 1 1 9 2 7 0 5 5 0 1

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 June 15, 1987

2. The consideration shall be Three-Thousand Six-Hundred Nine\*\*\*\* (\$ 3,609) 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 time 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: Chalk Marino 3/10/88  
 By: Chalk 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  
 Social Security or Telephone Number  
9595

Federal Tax Number

BRANCH-WHITE

LESSOR-CANARY



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)* 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 upon thirty (30) day written notice by Lessor. H.D.F.*  
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 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. H.D.F.*  
ACCEPTED AND APPROVED

Heritage Creative Outdoor Services, Inc.: Lessors:

By: *Charles Martin*

By: *Harry D. Friedman*

Date: *3/10/88*

Date: *March 8, 1988*

APPROVED PAYEES - 2/29/88

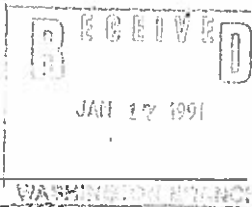
1. Sarah A. Schreiber  
1384 Union Street  
Brooklyn, NY 11213

2. Ruthe Katz, Trust  
ZD. Lysas, 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  
0.07  
100

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

Date

Lessee

Revere National Corporation, R.E. Manager Date

WANTS 342  
5500

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

City Washington

State District of Columbia

Date August 8, 1984

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 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 fifteen (15) months from 8/15/84 to 1/15/86 \* SEE AMENDMENTS

2. The consideration shall be \$1000.00 per year after the sign is 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 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 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 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 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 term 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 Lessee's signs, less 1/4th of such cost for each full month of this 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 building, the Lessor has the option to use the remaining portions 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 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 rent 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 relation 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 of the leased premises and the loss of the leasehold interest. \* SEE AMENDMENTS

## ROLLINS OUTDOOR ADVERTISING

By: W. J. Baker

Representative

date

Accepted &amp; Approved:

By:

Branch Manager

Date

P. O. Box 10155

Branch Address

Washington, D.C. 20018

City

State

Zip

ROA-1 REV 12/83

Accepted &amp; Approved as amended on attached page

By: Harry D. Friedman

Lessor

Date

By: Ruthe Katz &amp; Harry D. Friedman

Name - Please Print

#10111

Address

7101 Wisconsin Ave. #1000

City

Bethesda, MD 20814

State

Zip

Social Security or  
Federal Tax Number

Telephone Number

BRANCH

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 8/13/84 by Harry D. Friedman

date \_\_\_\_\_ date August 21, 1984

APPROVED PAYEES - 8/23/84

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



ROLLINS

## OUTDOOR ADVERTISING

## LEASE AGREEMENT

Lease Location: W-W-S-55Lease No. 12-0119-27055-01Street: N/S East-West Hwy. @ B & O RR OverpassBranch: ROA WashingtonCity: 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 ParkGround space and air rights for one (1) Single-Post Upright type advertising displaystructure located as at present. Structure may be single-faced or double-faced with eachface having area 14' x 48'. Re: Plat of 12/30/70situated in the City of Town of Riverdale, County of Prince Georges, State of Maryland

June 15, 1982

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 toexecute 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. FriedmanROLLINS OUTDOOR ADVERTISING, INC.  
(Lessee)By W. J. Baker

REPRESENTATIVE DATE

Branch ROLLINS OUTDOOR ADVERTISING, INC.P. O. Box 10155Washington, D.C. 20018

CITY, STATE, ZIP CODE

(301) 864-4727

TELEPHONE

Accepted and Approved:  
(Lessor)

(L.S.)

(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] 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  
State Maryland Date June 14, 1981

## IN CONSIDERATION OF

~~\*\*In 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 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  
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)

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  
Address as described below  
City Prince George's County

Control # 01-0119-27055-01  
City Riverdale  
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.

Lessee  
Plant WASHINGTON (301) 861-1727  
Wallace J. Baker  
By \_\_\_\_\_  
Representative  
Accepted and Approved: \_\_\_\_\_  
Manager

Accepted and Approved: (Lessor)

S. F. K. INVESTMENT CO.

by Harry D. Friedman, Managing Partner (L. S.)

Harry D. Friedman (Name)

7600 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  
Address as described below  
City Prince George's County

Control # 01-0119-27055-01  
City Riverdale  
Date July 14, 1976

State Maryland

## IN CONSIDERATION OF\*

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 commencement of 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

remove structure and leave premises clean and smooth.

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

 Location # 600  
 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 ~~xxx~~ <sup>xxxxxx</sup> (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

 Ct. Ct. Pr. Geo. Co.  
 Rollins Ident. # (Signed)  
 Ex. # 7
5817 Midhill Street,  
 Bethesda, Maryland 20034

 Plant WASHINGTON (#301-864-4727)

 By [Signature]  
 Lessee Representative

Law #

 Equity # 654-4080 (home)  
244-4900 (office)

 Approved [Signature]

# Prince George's County

A TOWN PERMIT IS REQUIRED

DEPARTMENT OF LICENSES & PERMITS

# BUILDING PERMIT

HAS BEEN ISSUED

*James R. Novak*  
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.	BLOCK NO.	LIBER	FOLIO
part of lots 14, 15, & 16	69		

SUB DIVISION  
Riverdale Park

ELECTION DISTRICT

DESCRIPTION OF WORK

NEW BASE ONLY

OWNER'S NAME AND ADDRESS

PHONE NO.

Mr. Harry D. Friedman  
5817 Michill St., Home 654-4080  
Bethesda, Maryland 20034 OPERATE STICKER 190

TO BE ACCOMPLISHED BY:

Refer to  
811229

## 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.

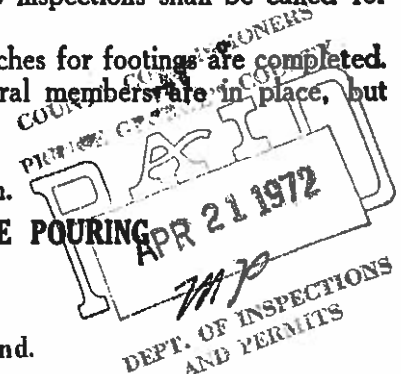
**CALL BUILDING INSPECTION 24 HOURS BEFORE POURING  
FOOTINGS OR ANY CONCRETE**

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: [Signature] "Landlord" 5-15-2000

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] [Initials]

SS or Tax ID No. 52-1532064

Its: Real Estate

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

Eller Officer Initials: [Signature] Landlord Initials: [Signature] 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  
5/15/00  
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

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**From:** Arthur Horne <[ahorne@shpa.com](mailto:ahorne@shpa.com)>  
**Sent:** Monday, May 3, 2021 12:30 PM  
**To:** [akthompson@riverdaleparkmd.gov](mailto:akthompson@riverdaleparkmd.gov); [jlestitian@riverdaleparkmd.gov](mailto:jlestitian@riverdaleparkmd.gov)  
**Cc:** [AprilMackoff@clearchannel.com](mailto:AprilMackoff@clearchannel.com); John Ferrante <[jferrante@shpa.com](mailto: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](mailto:ahorne@shpa.com)**

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

This LEASE AMENDMENT (this "Amendment") dated to be effective this 1<sup>st</sup> 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**

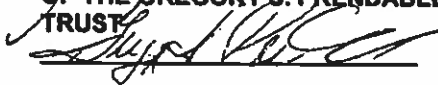
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

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.

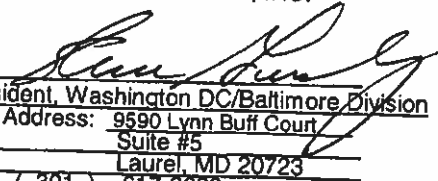
13. This Lease is binding upon the heirs, assigns and successors of both Landlord and Tenant. Landlord agrees not to assign this Lease to any competitor of Tenant without Tenant's written permission. Tenant shall have the right to assign or sublet, subject to the consent of Landlord which will not be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

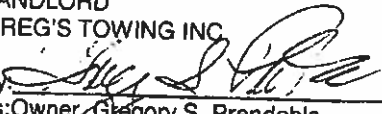
16. Neither Landlord nor Tenant shall be bound by any terms, conditions or oral representations that are not set forth in this Lease. This Lease represents the entire agreement of Tenant and Landlord with respect to the Structures and the Property and supercedes any previous agreement. Landlord hereby 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. Prendable  
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 29<sup>th</sup> day of MARCH, 2010. The parties agree to modify the Lease Agreement as follows:

Beginning the 1<sup>st</sup> 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.....	\$
April 1, 2011 to March 31, 2012.....	\$
April 1, 2012 to March 31, 2013.....	\$
April 1, 2013 to March 31, 2014.....	\$
April 1, 2014 to March 31, 2015.....	\$
April 1, 2015 to March 31, 2016.....	\$
April 1, 2016 to March 31, 2017.....	\$
April 1, 2017 to March 31, 2018.....	\$
April 1, 2018 to March 31, 2019.....	\$
April 1, 2019 to March 31, 2020.....	\$

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: 

Its: PRESIDENT

By Tenant:

CLEAR CHANNEL OUTDOOR, INC.

BY: 

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
Gregory S. Premeaux								
Campaign Campaign Name								
Alt Book Design Code Design Description								
Bulletin 14x48								
000716 / 100446	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd F/E - 1	Bulletin 14x48					
000028364	SAIONTZ AND KIRK B 9/14	N	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	N	D24347 1-800 LAWYERS SAIONTZ & KIR	4/13/15	5/10/15	4/13/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	N	D25330 COVER /PART OF ROTATE	5/11/15	5/17/15			Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15	N	D27072 Protect what makes your house a	5/18/15	8/9/15	5/18/15		Guarantee Sold Sold
NS17790	ALLSTATE "WASHINGTON" B 5/15	N	D27350 More is less home+auto+molo=sar	5/18/15	8/9/15	6/16/15		Guarantee Sold Sold
000028364	SAIONTZ AND KIRK B 9/14	N	D24347 1-800 LAWYERS SAIONTZ & KIR	8/31/15	9/27/15	9/4/15		Guarantee Sold Sold
BW10028919	AD COUNCIL B 1/15	N	D25330 COVER /PART OF ROTATE	9/28/15	10/4/15			Guarantee Sold Sold
BW10030128	MUSCLE MILK B 9/15	N	D28005 GIVE ME STRENGTH	10/5/15	11/15/15	10/7/15		Guarantee Sold Sold
BW10030738	GEICO DC B 3/16	N	D27564 75 YEARS OF SAVINGS & SERV	3/7/16	10/30/16	3/8/16		Guarantee Sold Sold
BW10032654	MD STATE HIGHWAY SAFETY ( TRUC	N	D30450 TAILGATING TRUCKS IS A BIG A	11/21/16	12/18/16	11/21/16		Guarantee Sold Sold
BW10033116	AD COUNCIL B 1/17	N	D16386 AD COUNCIL	1/23/17	1/29/17	1/25/17		Non-Guarantee Sold Sold
BW10033461	Aaa CLUB ALLIANCE INC B 3/17	N	D31234 WHEN YOU HIT A ROCK IN ROC	3/6/17	4/2/17	3/8/17		Guarantee Sold Sold
NS25560	WHOLE FOODS TS 3/17	N	D31598 NOW OPEN IN RIVERDALE	4/17/17	5/14/17	4/21/17		Guarantee Sold Sold
BW10033047	GEICO DC B 3/17	N	D31346 75 YEARS	5/15/17	11/19/17	5/19/17		Guarantee Sold Sold
BW10034203	THE DENTAL GROUP B 11/17	N	D33025 WHERE WE LOVE TO SEE YOU	11/20/17	5/6/18	11/24/17		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D16386 AD COUNCIL	5/21/18	5/27/18	5/24/18		Non-Guarantee Sold Sold
NS736093	Metro PCS - B/TS 5/18	N	D34339 99% OF PEOPLE COVERED	6/4/18	7/1/18	6/6/18		Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D25299 TAKE DOWN / COVER ASAP	7/9/18	7/15/18	7/10/18		Non-Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D34853 99%	8/20/18	9/16/18	8/22/18		Guarantee Sold Sold
1008808-NSG	Metro PCS - Metro PCS 2018_Natl Q3 - 1	N	D34820 TAKEDOWN/COVER 2018	9/17/18	9/23/18	9/19/18		Non-Guarantee Sold Sold
BW10035005	AD COUNCIL B 1/18	N	D35351 NEW & NOW OPEN	10/22/18	12/16/18	10/24/18		Guarantee Sold Sold
1025606-BW1	Mail at Prince Georges - Fire Sale 10044	N	D35833 TAKEDOWN COVER 2019	2/4/19	2/10/19	2/7/19		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	N	D36362 ALVERNIA UNIVERSITY	3/18/19	4/14/19	3/19/19		Guarantee Sold Sold
1040419-BW1	Alvernia University - Southern MD Static	N	D35833 TAKEDOWN COVER 2019	4/15/19	4/21/19	4/17/19		Non-Guarantee Sold Sold
BW10035663	AD COUNCIL B 1/19	N	D36877 GUINNESS BLONDE	5/6/19	6/30/19	5/7/19		Guarantee Sold Sold
1035800-NSG	Diageo North America Inc - BW1 Guinness	N	D37340 LIKE HOME	7/1/19	8/25/19	7/3/19		Guarantee Sold Sold
1038113-NSG	Coca Cola Company - Gold Peak Tea - 0	N	D37775 BE THE MATCH BOY WITH HOO	9/9/19	10/6/19	9/12/19		Guarantee Sold Sold
1058552-ATL	Be The Match Foundation - MultipleMark	N	D37884 VISIT MPG	10/7/19	12/29/19	10/10/19		Guarantee Sold Sold
1037622-BW1	Mail at Prince Georges - 100448 Perm -	N	D38840 SAVINGS SINCE 1936	2/3/20	4/12/20			Guarantee Sold Sold
1070395-BW1	Geico Corporation - DC AUTO BRAND -	N						
Total Days Scheduled				1,463				

Greg PRENDABLE - 100448

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

## TOTAL 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
TOTAL 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
TOTAL 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
TOTAL 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 2013	42,297.79	42,297.79	4/1/2014	4/30/2014	4/30/2014
	4,675.00	4,675.00	5/1/2014	5/31/2014	4/30/2014
	3,025.00	3,025.00	7/1/2014	7/31/2014	7/31/2014
	3,025.00	3,025.00	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 RENDRILE - 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	Booking Start	Booking End	Date Posted	Posting Finish	Booking Status	Type
<b>Bulletin 14x48</b>												
000716 / 100459	Riverdale	EastWest Hwy NS 500ft E/O Baltimore Blvd F/W - 2				Bulletin 14x48	1/1/15	1/28/15	1/14/15			
BW10028995	CLEARCHANNEL RADIO DC- EBIT B 1/ N	D22868 98.7	N				11/16/15	12/27/15	11/17/15			Without Notice Sold
NS20344	BOSTON MARKET P/BTS/DB/DTs	D28282 STOP COOKING START CELEBF	N				3/21/16	4/24/16	3/22/16			Guaranteee Sold
BW10031192	SAFEWAY (HYATTSTVILLE) B/P 3/16	D28985 COMING SOON - NEW SAFEWA	N				3/21/16	4/24/16	4/6/16			Guaranteee Sold
BW10031192	SAFEWAY (HYATTSTVILLE) B/P 3/16	D29022 NOW OPEN - NEW SAFEWAY	N				4/25/16	10/9/16	4/25/16			Guaranteee Sold
BW10031366	THE CARPIO LAW FIRM B 4/16	D26227 ABOGADO	N				10/10/16	4/23/17				Guaranteee Sold
BW10032345	THE CARPIO LAW FIRM B 10/16		N				4/24/17	4/30/17				Non-Guaranteee Sold
BW10033116	AD COUNCIL B 1/17	D16386 AD COUNCIL	N				7/3/17	7/30/17	7/26/17			Guaranteee Sold
BW10034235	OLD LINE BANK B 7/17	D32211 GROWING TO SERVE YOU BET	N				7/31/17	10/1/17	8/2/17			Guaranteee Sold
BW10034317	PCS METRO CORP B 7/17	D32131 we cover 99% of people in the US	N				10/2/17	12/31/17	11/7/17			Guaranteee Sold
BW10034552	METRO PCS P/BTS 10/17	D32936 FREE PHONE YOUR CHOICE	N				1/8/18	1/14/18	1/10/18			Non-Guaranteee Sold
BW10035005	AD COUNCIL B 1/18	D16386 AD COUNCIL	N				2/12/18	3/11/18	2/15/18			Guaranteee Sold
1004676-NSG	Carvana, Lic - Carvana- January Blast - ( N	D33441 7 days to test own sure beats a 7 r	N				4/9/18	4/15/18	4/18/18			Non-Guaranteee Sold
BW10035005	AD COUNCIL B 1/18	D18489 COVER...RETURN CURRENT VII	N				5/14/18	10/7/18	5/16/18			Guaranteee Sold
1008970-NSG	The Allstate Corporation - Multi-Market D N	D36411 BE THERE	N				3/25/19	4/21/19	3/25/19			Non-Guaranteee Sold
1040831-BW1	U.S. Department of Veterans Affairs - PS N	D38043 HELP PREVENT SUICIDE	N				10/14/19	11/17/19	10/10/19			Non-Guaranteee Sold
1064116-BW1	U.S. Department of Veterans Affairs - PS N	D38424 drink what you truly want	N				11/18/19	12/15/19	12/6/19			Guaranteee Sold
1066044-NSG	Boston Beer Co - Truly - College Target - N		N									

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
	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
TOTAL 2003	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



[illegible]

[illegible]

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





## 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

(703) 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

 1/30/97  
Date

740 Rock Creek Ford Road  
Gettysburg, Pennsylvania 17325  
April 23, 2021

Ms. April Mackoff  
Clear Channel Outdoor, LLC  
9590 Lynn Buff Court, Suite 5  
Laurel, Maryland 20723

Re: 6313 Rhode Island Avenue  
Riverdale Park, Maryland

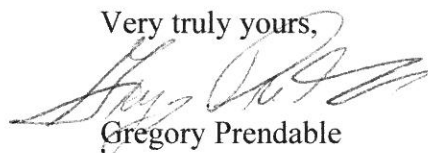
Dear Ms. Mackoff:

I am the owner of the property at 6313 Rhode Island Avenue, Riverdale Park, Maryland, which has a billboard located on the property. That billboard is currently owned by Clear Channel Outdoor, LLC.

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.

Please let me know if you require any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gregory Prendable", written over the typed name.

Gregory Prendable