

Lamar Co # 257

This Instrument Prepared by:
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

Lease #257-377-01



James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 29th day of February, 2012, by and between:
CMI-NV Speedway, LLC

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

"LESSOR hereby leases to LESSEE, it successors or assigns, as much of the hereinafter described lease premises as may be necessary for the operation, maintenance and repair of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County of Clark, State of Nevada, more particularly described as:

1-15 east side, approximately 1100' south of Speedway Blvd (APN 123-22-701-009)

1. This Lease shall be for a term of five (5) years commencing on February 1, 2012("commencement date").

Upon expiration of the original term, this lease shall automatically be extended for an additional five (5) years under the same terms and conditions unless either party shall give to the other written notice of non-renewal at least ninety (90) days prior to the expiration of the original term.

2. LESSEE shall pay to LESSOR an annual rental of six thousand and no/100 (\$6,000.00) Dollars, payable monthly in advance in equal installments of five hundred and no/100 (\$500.00) each, with the first installment due on the first day of the month following commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

3. LESSOR agrees not to erect or allow any other off-premise advertising structure(s), other than LESSEE'S, on property owned or controlled by LESSOR within five hundred (500) feet of LESSEE'S sign. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S sign. LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE'S option. Notwithstanding the foregoing, LESSOR shall have the right to erect on-premise signage anywhere on LESSOR'S property advertising the future development of LESSOR'S property, provided, however, that such signage shall not obstruct the highway view of LESSEE'S sign.

4. Notwithstanding the term of this lease set forth in paragraph one (1), LESSOR and LESSEE shall each have the right to terminate this lease upon thirty (30) days written notice to the other party. In the event of either party's termination based on their respective termination rights provided in the preceding sentence, LESSEE will be solely responsible for the rental accrued through the date of the termination.

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

6. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of LESSEE.

7. In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, LESSOR shall have the right to approve said assignment. Approval of said assignment shall not be unreasonably withheld. Upon approval by LESSOR, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

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

9. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

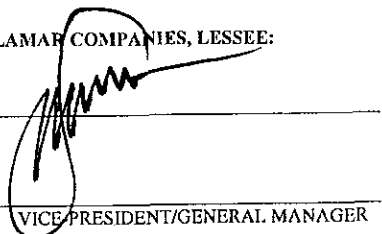
10. LESSOR agrees to indemnify LESSEE from any and all damages, liability, costs and expenses, including reasonable attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of LESSOR herein.

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

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

THE LAMAR COMPANIES, LESSEE:

BY: _____



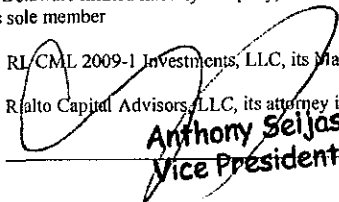
VICE PRESIDENT/GENERAL MANAGER

LESSOR: CMI-NV Speedway, LLC

A Florida limited liability company

BY: Multibank 2009-1 CML-ADC Venture, LLC
A Delaware limited liability company,
its sole member

BY: RL/CML 2009-1 Investments, LLC, its Manager

BY: Rialto Capital Advisors, LLC, its attorney in fact

Anthony Seljas
Vice President

Name: _____
Authorized Signatory

DATE: / /

DATE: 3 / 7 / 12

305-485-2047

LESSOR'S TELEPHONE NUMBER

27-5401688

LESSOR'S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

123-22-701-009

Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:
1863 Helm Drive
Las Vegas, NV 89119

Address of LESSOR: