

Return to:  
Meadow Outdoor Advertising  
PO Box 331  
The Dalles, OR 97058-0331

2010-003073  
Klamath County, Oregon



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03/09/2010 09:04:16 AM

Fee: \$52.00

### MEMORANDUM OF AMENDED AND RESTATED LEASE

This Memorandum of Amended and Restated Lease is recorded by the parties with reference to that certain lease dated July 29, 2005, as amended and restated August 28, 2009 (the original lease as amended and restated is referred to herein as the "Lease"), between Job's Western, Inc. as Lessor and J R Zukin Corporation, a California corporation dba Meadow Outdoor Advertising, as Lessee with regard to real property located in the City of Beaver Marsh, County of Klamath, State of Oregon which is more particularly described in Exhibit A attached. The Lease was amended and restated by Lessor and Lessee for such purposes as are set forth in the said amendment and restatement. The Lease grants to lessee a right of first refusal to purchase the said real property. Said amendment and restatement ratifies and affirms the terms of the Lease which remains in full force and affect. (See attached Exhibit "B" for original Lease document.)

This memorandum is executed to evidence and confirm the Lease referred to above, to which reference is made for its terms and conditions.

DATED this 18<sup>th</sup> day of December 2009.

**Lessor:**

Job's Western, Inc.

By: Greg Bewley

Print Name: Greg Bewley

**Lessee:**

J R Zukin Corporation, a California corporation,  
dba Meadow Outdoor Advertising

[Signature]

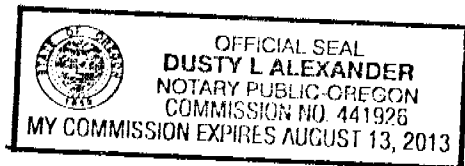
(Notary Acknowledgements contained on following page.)

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**MEMORANDUM OF LEASE**

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF JACKSON    )

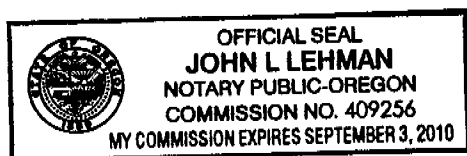
This instrument was acknowledged before me on Dec 11, 2009 by  
Greg Bentley as Secretary of Job's Western, Inc.



[Signature]  
Notary Public for Oregon  
My commission expires: 8-13, 2013

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF WASCO     )

This instrument was acknowledged before me on JANUARY 25, <sup>2010</sup>~~2009~~ by  
J. CHRIS ZUKIN as VICE PRESIDENT of J R Zukin  
Corporation, a California corporation, dba Meadow Outdoor Advertising.



[Signature]  
Notary Public for Oregon  
My commission expires: SEPTEMBER 3, 2010

## EXHIBIT "A"

### LEGAL DESCRIPTION OF PROPERTY

A portion of the W½ of the NW¼ of Section 20, Township 28 south, Range 8 east of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet, from the section corner common to Sections 17, 18, 19 and 20, T28S, R8EWM;

Thence N 16° 53' 30" E parallel to the highway, 100 feet to the point of beginning;

Thence S 73° 06' 30" E a distance of 300 feet;

Thence N 16° 53' 30" E parallel to the highway 150 feet;

Thence 73° 06' 30" W 150 feet;

Thence S 16° 53' 30" W 50 feet;

Thence N 73° 06' 30" W 150 feet;

Thence S 16° 53' 30" W along the Easterly right of way line 100 feet to the point of beginning.

Excepting therefrom that portion of said premises conveyed to the State of Oregon by and through its State Highway Commission, by Deed elected June 21, 1954, and recorded June 25, 1954, in Book 267, Page 484 of the Deed Records of Klamath County, Oregon.

Subject to: Covenants, conditions, reservations, easements, rights, rights of way, and all matters appearing of record.

**EXHIBIT "B"**  
**GROUND LEASE AGREEMENT**

Lease # TC-2032

1. This agreement is made this 29<sup>TH</sup> day of JULY, 2005 by and between JOB'S WESTERN, INC., herein after called "LESSOR" and Meadow Outdoor Advertising hereinafter called "LESSEE".
2. Lessor hereby leases and grants exclusive use of the property hereinafter described for the purpose of erecting and maintaining a back-to-back sign structure. The property and location of sign structure described as:  
TOWNSHIP 28S., RANGE 8 E., SECTION 20B, TAXLOT #3300  
HIGHWAY 97 EASTLINE 300' SOUTH OF HOLIDAY LANE  
In the City of BEAVER MARSH, County of KLAMATH, State of OREGON.
3. The term of this lease will be \_\_\_\_\_ years from the date of this agreement.
4. In consideration of this ground lease, Lessee shall pay to Lessor \$ \_\_\_\_\_ per year in advance.
5. Lessee shall save 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 sign(s) on the property.
6. Lessor agrees that he, his tenants, agents or employees will not place or maintain any object on the property which would in any way obstruct the view of Lessee's sign structure(s).
7. This lease shall automatically renew for two successive like terms on identical terms and conditions as set forth herein, unless terminated at the end of the present term, or any successive like term, upon written notice by Lessee or Lessor served not more than 90 (ninety) days nor less than 30 (thirty) days prior to the end of such term or subsequent like term.
8. It is agreed between the parties that Lessee or its assigns shall remain the owner of the advertising sign structure(s) at all times.
9. This lease shall constitute the sole agreement of the parties relating to the lease of the described property. The Lessor represents that he is the owner of the above-described real property and has the authority to grant the leasehold estate and to execute this lease for the term hereof.
10. The word "Lessor" as used herein shall include Lessor's. The lease is binding upon and inures to the benefit of the heirs, executor's, successors, and assigns of Lessee and Lessor.

Accepted by Meadow Outdoor Advertising:

By [Signature]

Title GENERAL MANAGER

Date 8-1-2005

Accepted by Lessor: JOB'S WESTERN, INC.

By [Signature]

Print Name Greg Bewley

Address 96 VICTORIA WAY

City, State, Zip CENTRAL POINT, OR

Phone # (541) 664-1974 97502

Tax ID # 93-1226173