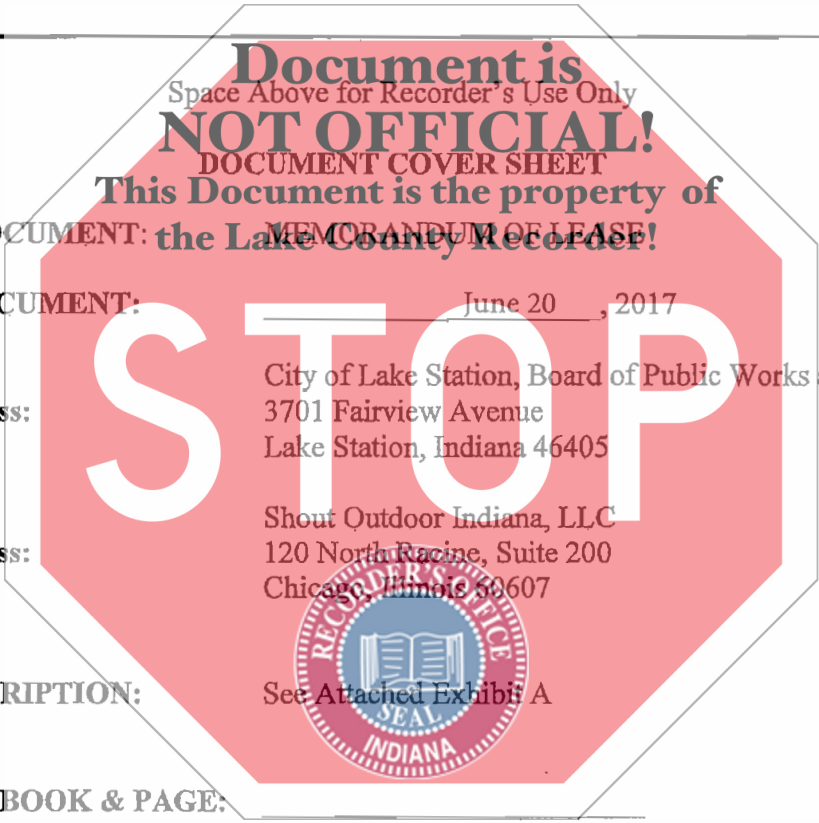


7

2017 042872

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 JUL 13 AM 8:40  
MICHAEL B. BROWN  
RECORDER



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DOCUMENT COVER SHEET

This Document is the property of  
MEMORANDUM OF LEASE!  
the Lake County Recorder!

TITLE OF DOCUMENT: the Lake County Recorder!

DATE OF DOCUMENT: June 20, 2017

GRANTOR: City of Lake Station, Board of Public Works and Safety  
Mailing Address: 3701 Fairview Avenue  
Lake Station, Indiana 46405

GRANTEE: Shout Outdoor Indiana, LLC  
Mailing Address: 120 North Racine, Suite 200  
Chicago, Illinois 60607

LEGAL DESCRIPTION: See Attached Exhibit A

REFERENCE BOOK & PAGE:

This Instrument Prepared by:

Thomas F. Hutchison  
James, Hutchison & Forth, PC  
111 Westport Plaza, Suite 505  
St. Louis, Missouri 63146



AFTER RECORDING, RETURN TO:  
Fidelity National Title Group  
7130 Glen Forest Dr., Ste. 300  
Richmond, VA 23226  
Attn: McAdams

**FILED**

JUL 12 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025501

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

AMOUNT \$ 23<sup>00</sup> 25<sup>-</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 93139 93179  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RM

RECORDING ORDER

① 2 3 4 5

2119541110 - IN

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is entered into as of the 20 day of June, 2017, by and between City of Lake Station, Board of Public Works and Safety ("Grantor" or "Lessor"), and Shout Outdoor Indiana, LLC, a Delaware limited liability company ("Grantee" or "Lessee").

WHEREAS, Lessor and Lessee have entered into a certain Land Lease Agreement dated as of April 7, 2009 (the "Lease"), pursuant to which Lessor has leased to Lessee, and Lessee has leased from Lessor, certain real estate located in Lake Station, Lake County, Indiana, as more specifically described on Exhibit A attached hereto (the "Premises"); and

WHEREAS, Lessor and Lessee desire to provide notice of the Lease.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants set forth in the Lease, Lessor and Lessee agree and provide notice as follows:

1. **Lease.** The Lessor leases the Premises to the Lessee subject to the terms of the Lease.
2. **Term.** The term of the Lease commences once the erection of the advertising displays has been completed, and shall continue, unless sooner terminated as provided in the Lease, for an initial period of fifty (50) years from the first day of the first month following the completion of the advertising displays. Upon expiration of the initial term, the Lease shall automatically renew for a five (5) year period, and shall automatically renew for consecutive five (5) year periods thereafter until such time as either party gives the other party a minimum of sixty (60) days written notice that they intend to terminate the Lease at the end of the then current term.
3. **Right of First Refusal.** Lessee has the right of first refusal to meet any bona fide offer from another entity to enter into another lease agreement or purchase agreement for part or all property mentioned in the Lease.
4. **Incorporation and Defined Terms.** The terms and conditions of the Lease are by this reference incorporated into this Memorandum as if more fully set forth herein. This Memorandum is executed in simplified short form for the convenience of the parties and for the purpose of recording the same, and this Memorandum shall not have the effect of in any way modifying, supplementing or amending the Lease or any of its provisions as the same are now or may hereafter be in force and effect. In the event of any inconsistencies between this Memorandum and the Lease, the provisions in the Lease



LESSEE:

SHOUT OUTDOOR INDIANA, LLC

By: Shout Outdoor Media, LLC,  
Its: Member

By: Shout Intermediate, LLC,  
Its: Member

By: Shout Holdings, LLC,  
Its: Member

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

By: [Signature]  
Its: James Neumann, Co-Manager

By: [Signature]  
Its: Scott Goodman, Co-Manager

**OFFICIAL SEAL**  
Dennis A Lundgren  
Notary Public, State of Illinois  
My Commission Expires 3/1/2020

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS:

On this 10th day of MAY, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared James Neumann, Co-Manager of Shout Holdings, LLC, which is the Member of Shout Intermediate, LLC, which is the Member of Shout Outdoor Media, LLC, which is the Member of Shout Outdoor Indiana, LLC, a Delaware limited liability company, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that he executed the same for the purposes therein stated.

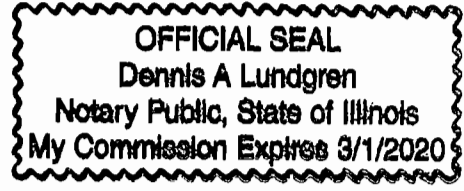
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: 3/1/2020 [Signature]  
Notary Public

DENNIS A. LUNDGREN  
Print Name

**OFFICIAL SEAL**  
Dennis A Lundgren  
Notary Public, State of Illinois  
My Commission Expires 3/1/2020

STATE OF ILLINOIS )  
COUNTY OF LAKE ) ) SS:



On this 10<sup>th</sup> day of MAY, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Scott Goodman, Co-Manager of Shout Holdings, LLC, which is the Member of Shout Intermediate, LLC, which is the Member of Shout Outdoor Media, LLC, which is the Member of Shout Outdoor Indiana, LLC, a Delaware limited liability company, known to me to be the person who executed the within instrument on behalf of said company and acknowledged to me that he executed the same for the purposes therein stated.

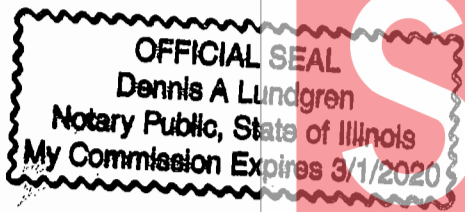
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: 3/1/2020

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

*[Handwritten Signature]*  
Notary Public

DENNIS A. LUNDGREN  
Print Name



**EXHIBIT A**

**Legal Description**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING A PORTION OF UNIMPROVED DECATUR STREET, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 5, IN THE FOURTH SUBDIVISION TO EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 5, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF DECATUR STREET, 106.00 FEET TO THE POINT OF BEGINNING; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5, 66.00 FEET TO THE WEST LINE OF LOT 6, BLOCK 7 IN GARDEN ADDITION TO EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14 PAGE 12, SAID WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID DECATUR STREET; THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 7, 93 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE EAST LINE OF SAID BLOCK 5; THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 5, 76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5600 SQ. FT., MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.



I affirm under penalties for perjury,  
that I have taken reasonable care to  
redact each Social Security number in  
this document, unless required by law"

*M. Carter*

Site #4

**DAVIES - RENSBERGER SURVEYING, INC.**  
REGISTERED LAND SURVEYOR - INDIANA-ILLINOIS-WISCONSIN  
1105 NORTH COUNTY ROAD 100 EAST CHESTERTON IN 46304  
PHONE: (219) 926 - 4353 FAX: (219) 926 - 2241

### PROPOSED BILLBOARD LOCATION

PREPARED FOR: OUTDOOR ONE  
JOB NUMBER: 08-323 (A SDSK\PROJ\08-228\08-228.DWG)  
DATE: DECEMBER 17 2008  
ADDRESS: 25th AVE. & DECATUR STREET

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING A PORTION OF UNIMPROVED DECATUR STREET, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 5, IN THE FOURTH SUBDIVISION TO EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 5, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF DECATUR STREET, 106.00 FEET TO THE POINT OF BEGINNING, THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5, 86.00 FEET TO THE WEST LINE OF LOT 5, BLOCK 7 IN GARDEN ADDITION TO EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14 PAGE 12, SAID WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID DECATUR STREET, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 7, 83 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 94, THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE EAST LINE OF SAID BLOCK 5; THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 5, 76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6660 SQ. FT., MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS, EASEMENTS AND ENCUMBRANCES OF RECORD.



25TH AVENUE

SCALE: 1"=40'