



Document 2356

Book 2008 Page 2356 Type LEASE Pages 4
Date 8/18/2008 Time 2:52:20PM
Rec Amt \$22 00

SHIRLEY WANDLING, RECORDER
HENRY COUNTY IOWA

Prepared By and Return To:

**Bob Dahl
P.O Box 206
Kankakee, Illinois 60901
815-937-4579**

Taxpayer Information:

**Key Outdoor Inc.
PO Box 206
Kankakee, Illinois 60901**

Title: Land Lease for Billboard

**Grantor:
Daniel L. Meinen**

**Grantee:
Key Outdoor Inc.**

Legal Description found on page 4



P.O. Box 206
Kankakee, Illinois 60901
Phone 815/937-4579

SIGN LOCATION LEASE

Date 6-6-08
Phone 319-367-5692
S. S. # _____

DAN AND KATHY MEINEN 1125 EAST LINDEN DR. MT PLEANT, IA 52641
NAME ADDRESS

owner of the hereinafter described real estate ("Lessor"), hereby leases to KEY OUTDOOR INC., of P.O. BOX 206, KANKAKEE, ILLINOIS 60901 ("Lessee") a site of 100 square feet each (more particularly described and diagrammed herein) for the purpose of erecting, placing and maintaining 1 sign structure(s) approximately 24 feet long on Lessor's property, located on Hwy. or street Hwy 34 city NEW LONDON state IA county HENRY twp. _____ . Legal Description _____

for a period of ten years at a YEARLY rental of \$ 1400 payable 1 YEAR in advance, beginning on the date said structure is erected.

Lessor consents and grants to Lessee the right of ingress and egress to and from said site; the right to provide or establish electrical power to said site and place incidental equipment thereon; the right to sublet said site or sign structure(s) or to assign this lease.

It is agreed that all structures, equipment, materials and fixtures placed upon said site shall remain the property of Lessee and Lessee is granted a reasonable time to remove the same after the termination of this agreement. It is further agreed that Lessee shall be entitled to an apportionment on the basis of the value of its leasehold interest of any awards or compensation received in connection with any legal action or proceeding or compromise settlement made pursuant to any governmental agency requirement for the removal of said sign structure(s).

Lessor shall not cause or permit any advertising sign structures other than Lessee's to be erected or placed within a radius of 300 feet of Lessee's sign structure(s) nor cause or permit said signs to be or become obscured from the highway.

In the event that (a) Lessee is unable to secure required permit or license from the appropriate governmental authority, or (b) federal, state or local statute, ordinance, regulation, or other governmental action shall preclude or materially limit the use of said site for advertising purposes, Lessee shall have the right to terminate this lease upon 15 days notice in writing to Lessor, and Lessor shall refund to Lessee any rental payment paid in advance for the remainder of the unexpired term. It is acknowledged by the parties hereto that the payments required hereunder are predicated on monthly rates, and in the event the provisions of this paragraph become operative, or the term hereof commences on some date other than the first day of a month, all payments required hereunder shall be prorated based upon a thirty day month.

This lease will be automatically extended for a period of ten years and from year to year thereafter for a maximum of 5 one year renewals, upon the same terms and conditions, unless Lessee delivers an intent not to have the contract extended. Such notice must be given to the Lessor no later than 60 days prior to the expiration of each term.

This lease shall be binding upon the heirs, executors, personal representatives, successors and assigns of the parties hereto.

This contract shall not obligate KEY in any way or payment of this lease is not due until accepted and signed by an executive officer of KEY OUTDOOR INC., at the executive offices of KEY OUTDOOR INC., and Lessor shall not claim that any of the terms of the agreement have been waived or modified in any way, except insofar as they may have been modified in writing by Lessor and by an executive officer of KEY OUTDOOR INC.

'1400 DUE JUNE 20, 2008 FOR JAN 1, 2008 - DEC. 31, 2008.
'1400 DUE JAN. 1, 2009 - DEC 31, 2009 AND EACH YEAR
THEREAFTER ON BE JAN 1 OF EACH YEAR.
AT YEAR 11 LEASE WILL INCREASE 10%

KEY OUTDOOR INC. - LEASE AGENT

Leased by W. Wayne Briggs
Accepted by WAYNE BRIGGS

Owner/Lessor Dan & Kathy Meinen
Owner/Lessor DAN L MEINEN

Instr# 0090
BK: 2019 PG: 0090
Recorded: 1/16/2019 at 9:11:37.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$172.00
Pages: 2
Mindy Fitzgibbon RECORDER
Henry County Iowa

WARRANTY DEED



Return to: Steve Ort, PO Box 143, New London, IA 52645
Preparer: Gary L. Wiegel, 114 E. Monroe, #102, Mt. Pleasant, IA 52641, Phone: (319) 385-2130
Taxpayer: Michael L. Henderson, 1015 West Sam Houston Blvd., #128, Pharr, TX 77577

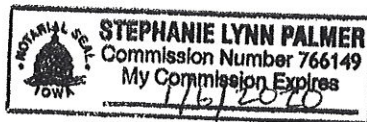
For the consideration of ONE Dollar(s) and other valuable consideration, Katherine J. Meinen, an unmarried widow do hereby Convey to Michael L. Henderson the following described real estate in HENRY County, Iowa:
See Page 2 for Legal Description

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on 1/10/19

Katherine J. Meinen (Grantor) _____ (Grantor)
Katherine J. Meinen (Grantor)

STATE OF IOWA, COUNTY OF HENRY
This record was acknowledged before me on 1/10/19, by Katherine J. Meinen, an unmarried widow



[Signature]
Signature of Notary Public

Beginning at a point on the section line 531.3 feet S89°50'W of the SE Corner of Section 21-71-5; thence S89°50'W 599.8 feet; thence N27°33'E, 382.7 feet to the South line of US Highway #34; thence S66°41½' E, 125.4 feet; thence S62°07'E, 180.4 feet; thence southeasterly 221.9 feet along a 5790.0 foot radius curve concave northeasterly chord of which bears S63°13'E, thence S25°41'W, 115.1 feet to point of beginning, containing 3.062 acres, more or less, including approximately 0.481 acres of County Road right-of-way. EXCEPT those parcels deeded to State of Iowa in Book 712 at page 1, records of the Henry County, Iowa, Recorder

Grantor further assigns to Grantee all of her interest in and to the "Land Lease for Billboard" dated June 6, 2008, and filed August 18, 2008, in Book 2008 at page 2356 of the records of the Henry County, Iowa, Recorder's Office.