

Scanned
12/17/18

KEGERREIS OUTDOOR ADVERTISING, LLC
P.O. Box 242
Fayetteville, PA 17222
Phone (717) 263-6700

Lease No. _____
Date: 12-6-18

Intending to be legally bound.

John E. Hoover III & Debra L. Hoover as Lessor, hereby leases to **KEGERREIS OUTDOOR ADVERTISING, LLC**, Lessee, the sign location (of the) entire Premises described as
276 Kingsdale Rd in Littlestown PA. One uni-pole billboard structure with four advertising faces.

for an original term of 10 years beginning February 1, 2020 at the yearly rental of \$3,027.94 payable in annual installments. After the original term hereof, this lease shall automatically renew for successive terms for the same number of years for each term unless Lessor gives Lessee written notice of intention not to renew not less than thirteen (13) months before the end of such term.

3% increase to annual payment every year after the 1st year.

Lessor represents and warrants that Lessor is the owner of the Premises above described, with full right and authority to make this lease, and covenants that (i) Lessor holds the full beneficial interest in the Premises and that no other person or entity has ownership or possessory rights; (ii) no part of the Premises or any adjoining premises owned or controlled by Lessor will be used for advertising purposes by anyone other than Lessee; and (iii) Lessor will not permit Lessee's signs to be obstructed. Lessor guarantees and grants to Lessee free access to and use of any part of any structure on the premises as may be necessary for Lessee to hang scaffolds, or construct, maintain, post, paint, illuminate, repair or remove its advertisements and structures.

All structures, materials and equipment placed upon the Premises by Lessee shall always remain Lessee's personal property and may be removed by Lessee at any time within 180 days of the termination of this lease. If Lessee's sign structures and equipment are relocated or removed from the Premises as a result of domain proceedings, Lessee shall be entitled to pursue compensation from the condemning authority for the value of the leasehold interest so taken.

If at any time the erection, placement, posting, painting, illumination or maintenance of its signs on the Premises is prohibited by any law, ordinance or authority, or building permits are either not obtained or revoked, or if such activity becomes unprofitable within the sole judgment of Lessee, Lessee may terminate this lease by giving Lessor thirty (30) days' advance notice of such termination. Lessor shall thereupon return to Lessee any rent paid in advance for the unexpired term.

Lessee may freely assign its interest under this Lease, including to any creditor, and in the event any secured creditor of Lessee succeeds to the interest of Lessee under this Lease, upon written notice to Lessor, Lessor shall thereafter recognize such creditor as Lessee under this Lease. Following Lessee's assignment, Lessor shall give all notices required hereunder to Lessee's assignee.

Lessor shall give Lessee notice of any default under this Lease by Lessee and Lessee shall have twenty (20) days thereafter to cure such default. All notices shall be given to Lessee at its address stated above or any other address given by Lessee to Lessor in writing and shall be by certified or registered mail or express mail by a nationally recognized carrier.

Neither Lessee nor Lessor is bound by any stipulation, representation or agreement not printed or written in this lease. This lease shall inure to and be binding on the personal representatives, successors and assigns of the Lessor and Lessee.

Lessee:
KEGERREIS OUTDOOR ADVERTISING, LLC

By: _____
Authorized Member/Agent

Lessor: John E. Hoover III & Debra L. Hoover
Print Name(s)
John E. Hoover III & Debra L. Hoover
Address 10683 Markertown Rd
City Greencastle State PA 1722
Phone 717 504-9769-9768
717-372-2617

Deborah Hoover
2-19-23

One poster advertisement is available to Lessor at the production cost of \$200. The advertisement will be placed in Adams or Franklin County as long as open space is available. The advertisement will not be up if advertisements are sold to paying customers. If the property is ever sold the new landowner will not receive this free form of advertising.

John Hoover 2/19/23 USED IN 2022
by Circle K Auctions LLC
2/24/2023

