

After Recording Return to:
Viacom Outdoor
195 Silver Lane
Eugene, OR 97404



200407190144
Skagit County Auditor

7/19/2004 Page 1 of 3 10:37AM

STANDARD LEASE AGREEMENT

Viacom Outdoor
(Cover Page)

Grantor: S.C.S. Enterprises
Grantee: Viacom Outdoor
Legal Description: That portion of the following described tract, lying within lot 2:

Those portions of lots 2, 3 & 6 of the plat of "MAP OF ACREAGE PROPERTY IN THE NORTH 1/2 OF THE NORTHWEST 1/4 AND LOT 1 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST," (sometimes referred to as Jameson Acreage), recorded in volume 3 of plats, page 20, records of Skagit County, Washington, described as follows:

Begin at a point on the West line of said Lot 3 which is the Northwest corner of that certain tract conveyed to the Skagit Valley Convalescent Center, Inc., a Washington corporation, by Deed recorded January 6, 1994, as Auditor's File No. 9401060096, thence North 88 degrees 32' 35" East along the North line of said tract, a distance of 367.30 feet, thence south 19 degrees 11' 34" East along the Easterly line of said tract, a distance of 343.89 feet, to a point on the Northerly right-of-way line of State Highway No. 20; thence North 60 degrees 19' 31" East along the Northerly line of said State Highway No. 20 to the Southwest corner of that certain tract conveyed to Edward M. Nelson, et ux, by Deed recorded February 11, 1971, as Auditor's File No. 748702, thence North along the West line of said Nelson property, a distance of 235 feet, more or less, to the North line of said Lot 2; thence West along the North line of said lots 2 and 3 to the Northwest corner of Lot 3; thence South along the West line of Lot 3 to the true point of beginning.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2004

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Parcel #: 4163-000-002-0409

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Viacom Outdoor
195 Silver Lane
Eugene, OR 97404

MEMORANDUM OF LEASE
(Lease # 901,164)

THIS MEMORANDUM OF LEASE, dated as of the 8th day of April, 2004 by and between S.C.S. Enterprises (the "Lessor"), and Viacom Outdoor, Inc., a Delaware corporation (the "Lessee"), recite and provide:

RECITALS

By lease agreement dated September 26, 1986 (the "Lease Agreement"), the provisions of which are hereby incorporated in this memorandum, the Lessor has leased to Lessee the demised real estate located in the City of Sedro Woolley, County of Skagit, State of Washington (the "Property"), and more particularly described in Section 6 hereof, for that certain outdoor advertising structure described in the Lease Agreement. The Lessor and the Lessee have executed this Memorandum of Lease in accordance with the governing statutory provisions in order to give notice of the Lease Agreement to others.

MEMORANDUM OF LEASE

The Lessor and the Lessee do hereby state the following:

1. The name of the Lessor is S.C.S. Enterprises (a partnership)
2. The name of the Lessee is Viacom Outdoor, Inc., a Delaware corporation.
3. Lessor has leased to Lessee the Property described below pursuant to the terms, provisions and conditions contained in the Lease Agreement.
4. (a) The address of Lessor is:
P.O. Box 246
Sedro Woolley, WA 98284
(b) The address of the Lessee is: Mailing address for tax statements:
2502 North Black Canyon Highway 2502 North Black Canyon Highway
Phoenix, AZ 85009 Phoenix, AZ 85009
5. The effective date of the Lease Agreement is April 1, 2004



200407190144

Skagit County Auditor

6. The Property comprising the leased premises is described as the outdoor advertising structure located on the following described real property and the portions of said real property necessary to operate, maintain and access such outdoor structure. Said real property is legally described as follows:

See attached 'Exhibit A'

7. This Memorandum of Lease is binding upon, and inures to the benefit of the heirs, executors, successors and assigns of Lessee and Lessor.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be duly executed by its duly authorized (officer/partner/owner) and notarized (and sealed with its corporate seal by its duly authorized officer), and the lessee has caused this Agreement to be duly executed by its duly authorized officer and notarized and sealed with its corporate seal by its duly authorized officer.

Lessor:

x Daryl L. Stulken
S.C.S Enterprises(a partnership)

By: Daryl L. Stulken
(Title)

Date: 4-19-04

Lessee:

Viacom Outdoor, Inc., a Delaware Corporation

By: Paul M. Penner
Director of Real Estate, Western Region

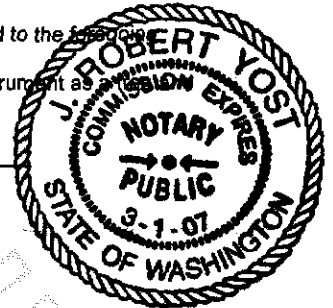
Date: 5/12/04

STATE OF Washington COUNTY OF Whatcom

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Daryl L. Stulken, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that HE signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 19th of April, 2004.

J. Robert Yost
Notary Public



STATE OF Arizona COUNTY OF Maricopa

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Paul Penner, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that Paul Penner signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 12th of May, 2004.

Barbara Renfro
Notary Public

Notary Public State of Arizona
Maricopa County
Barbara Renfro
Expires November 10, 2008



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Skagit County Auditor