

WOLVERINE SIGN WORKS

923 BRADLEY STREET
OWOSSO, MICHIGAN 48867
PHONE (989) 725-5670
(800) 535-7446

BULLETIN LOCATION LEASE

Sign No. (s) 460

Greenfield, IN

October 12, 20 23

In consideration of the payment of the annual sum of \$ 400.00 by **WOLVERINE SIGN WORKS**

of Owosso, Michigan, a Michigan Corporation, as Lessee, the undersigned City of Greenfield as Lessor, for themselves (himself) and their (his) heirs, successors and assigns do(es) hereby lease and give to the Lessee the exclusive right and possession of the premises described below for the purpose of erection and maintenance of one (1) bulletin boards of the approximate face dimensions of 8'x22' and Lessee shall have the exclusive possession of such premises for such purpose, during the term of this Lease, and any extensions or renewals hereof. It is expressly intended and agreed that this document, and the rights and obligations hereunder, are for all purposes to be interpreted and construed as a lease, and not as a license. The premises to be leased by Lessor and hired by Lessee are described as follows:

Section No. 1, South Center Township, Hancock County, Indiana.

On the south side of US-40, 1 mile west of Greenfield, IN, reading to east bound traffic for a period of one (1) year(s), unless terminated as hereinafter stated.

It is understood and agreed that this Lease shall go into effect September 1, 20 23.

This Lease is subject to the following conditions and agreements:

1. All Bulletin(s) shall remain the property of the Lessee, and shall not be considered as fixtures, regardless of type of construction.
2. In case the Bulletin(s) are damaged in any way, the Lessor will notify the Lessee in writing or toll-free telephone call.
3. The Lessor agrees not to obstruct or permit any other person to obstruct the view of Bulletin(s) constructed on above premises in any manner whatsoever, and that no other signs are to be placed within fifty feet of the Bulletin(s) owned by the Lessee.
4. The privilege is given the Lessee to terminate this Lease by giving thirty (30) days written notice of its intention (a) if the said Bulletin(s) are entirely or partially obstructed with or without the fault of the Lessor, (b) if the Lessee be prevented from maintaining its Bulletin(s) by reason of any Federal or State statute, rule or regulation which in the judgment of the Lessee shall have the effect of diminishing the value of said premises for advertising purposes.
5. It is mutually understood and agreed that this agreement shall be a covenant running with the land and in the event of sale of the premises on which said Bulletin(s) shall be erected pursuant to this agreement, such sale shall be made by Lessor, subject to the rights given to Lessee by this agreement; and no such sale shall operate to terminate the rights of Lessee in the above premises. This agreement may be recorded at the option of either hereto.
6. The privilege is given the Lessee to have free access to the above premises for the purpose of erecting and maintaining its Bulletin(s) and at the time of vacating said premises for the removal of same.
7. The receipt of a duplicate of this Lease is hereby acknowledged by Lessor.
8. The lease automatically renews unless the terminating party notifies the non-terminating party, in writing, 60 days in advance of the end of the current term of their intention not to renew the lease.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed the day and year first above written.

WOLVERINE SIGN WORKS

Lessor

105 State Street

Lessee

Greenfield, IN 46140
Address