

4920 ALTA

W. Jones 12/11/78

SUN OUTDOOR ADVERTISING

121 S. Highland
Las Vegas, Nevada

Date December 2, 1970

The undersigned Lessor, hereby grants to SUN OUTDOOR ADVERTISING hereafter called the Lessee, the exclusive right to use and occupy the property described as the Charleston Heights Shopping Center Property, generally located on North side of Alta Drive between Decatur Boulevard and Brush Street, legally described as Lot 2, Block 7, Charleston Heights #7

in the (City) (County) of, Las Vegas, Nevada for the purpose of constructing and maintaining advertising displays and devices, including necessary equipment for a period of five years. The Lessee agrees to pay Lessor the sum of Five Dollars (\$5.00) as consideration for the execution of this lease and further the annual sum of ~~Five Dollars~~ Dollars payable ~~monthly~~ (annually) in advance when the property is actually occupied, or within 30 days after the signing of this agreement whichever comes first. The exact location where said sign is to be placed on said property is delineated on a map thereof signed by the parties and marked Exhibit "A" and made a part hereof.

It is further agreed: If the property is sold the Lessee will remove its structure upon thirty days written notice.

The right is given to the Lessee to terminate this agreement by giving a thirty (30) days written notice to the Lessor if the advertising value of the premises is diminished by any of the following events: (a) the enforcement and/or enactment of any law, statute, ordinance, rule, regulation or building restriction which will prevent or interfere with erection and/or maintenance of the Lessee's displays or devices, (b) if, in the opinion of the Lessee, the view to said premises becomes entirely or partially obstructed for any reason, with or without fault of the undersigned, (c) a change of highway or diversion of traffic.

The Lessor agrees not to obstruct or in any manner obstruct the view of the advertising displays or devices constructed on said premises in any manner whatsoever.

The Lessee is and shall remain the owner and/or in complete control of all signs, permits and improvements placed by it on said property, and has the right to remove same at any time.

In the event this agreement is terminated before the end of its term (or renewal thereof) the Lessor agrees to refund to the Lessee all unearned prepaid rental.

~~The Lessor warrants the order of recording this instrument under the name of the Lessor as a series of first priority mortgages shall be deemed to have been automatically executed under the Lessor's authority.~~

~~X After the expiration of the term of this lease, the Lessor agrees to contribute to the cost of the removal of the structure of the Lessee at the rate of \$100.00 per year. This lease is binding on successors and heirs.~~

The Lessor represents that he is the (Owner) (Tenant) (Agent) of the property and has the authority to execute the Lease and this instrument.

Lessee shall protect and save harmless Lessor from all damages to persons or property by reason of accidents resulting from the neglect or willful acts of its agents, employees or workman in the construction, maintenance, repair or removal of its signs.

Accepted by SUN OUTDOOR ADVERTISING

Signed

Brenda Beck

(Lessor)

By

(Lessor)

Date

Date

Log No.

M-47

Cons. Valuation \$

2304⁰⁰

CITY OF LAS VEGAS, NEVADA

DEPARTMENT OF BUILDING & SAFETY - SIGN APPLICATION & PERMIT

ADDRESS OF
CONSTRUCTION:

4920 ALTA DR

Alta Dr., between Decatur and

SIGN
OWNER:

Sun Outdoor Advertising

SIGN CONTRACTOR:

Sun Outdoor Adv.

STATE
LICENSE #

9733

CITY
LICENSE #

00501

PROPERTY OWNER'S NAME:

Ernest Becker

ZONE:

201 C2

TYPE	SIZE	HEIGHT ZONE			VALUATION	PERMIT FEE
		A Up to 30'	B Over 30' up to 50'	C Over 50'		
BILLBOARD - NON-ELECTRIFIED:						
Single faced freestanding	sq. ft. @	\$ 4.00	\$ 6.00	\$ 8.00	\$	\$
Single faced roof, marquee or projecting	sq. ft. @	\$ 5.00	\$ 7.00	\$ 9.00	\$	\$
Double faced or V-type freestanding	288 sq. ft. @	\$ 6.00	\$ 8.00	\$ 10.00	\$ 2304	\$ 18.00
Double faced or V-type on roof, marquee or projected.	sq. ft. @	\$ 8.00	\$ 10.00	\$ 12.00	\$	\$
NEON OR OTHER ELECTRIFIED:						
Single faced	sq. ft. @	\$ 12.00	\$ 14.00	\$ 16.00	\$	\$
Double faced	288 sq. ft. @	\$ 16.00	\$ 18.00	\$ 20.00	\$ 1500.00	\$ 18.00
For sign not included above use construction valuation						\$
Political Signs						\$ 25.00
Sign 25 sq. ft. or less						\$ 5.00

ft. Subject to:
V. Requirements of the Bldg.
Code Dept. to the Public

Subject to:
1. Requirements of the City
2. City High
3. Compliance to the Public
Works Dept.

See Stock Plans

32' High

48.39' ft.

Front sidewalk

MATERIAL FOR SIGN:

Metal ☒ Wood ☐ Plastic ☐ Other ☐

TYPE OF PROJECT:

New Sign ☒ Replacement ☐ Relocation ☐

CONDITION OF THE PERMIT:

I hereby certify that I have carefully examined and read the above application; that the same is true and correct and that the work herein described is to be in accordance with all provisions of the applicable Ordinances of the City of Las Vegas and State Laws whether specified or not.

Signed:

Master Neon-Elec. Billboard Contractor

Date 2/14/72

PLANNING DEPT.

Approved based on sign questionaire attached

Date:

2/12/72

PUBLIC WORKS DEPT.

Date:

2-18

BUILDING DEPT.

Date:

2-18-72

PERMIT No.

2908

PERMIT FEE \$

18⁰⁰1908 \$018.00
RECEIPTCITY OF LAS VEGAS
DEPT. OF
BUILDING & SAFETY

MUST BE MACHINE VALIDATED

18 FEB 72

Theresa KYRIAKOS 10-27-80

DEPARTMENT OF BUILDING & SAFETY
CITY OF LAS VEGAS, NEVADA

KARDEX CARD
SIGN

OWNER Sun Outdoor Adv. ADDRESS 4920 Alta Drive DATE 2-18-72

CONTRACTOR Sun Outdoor PERMIT NO. 2908

LOT _____ BLOCK _____ SUBDIVISION _____

LOCATION _____

ELECT. ROUGH _____

SHOP (WIRING, CONST.) _____

ELECT. FINAL _____

SITE (BLDG., ETC.) _____

INST. (SERV., STRUCT.) _____

BILLBOARD _____

ELECTRIFIED _____

FINAL 23.07 D 4920 Alta Drive LOG NO. AREA M-47

