

Billboard Lease Abstract

- Location: 2601 NW 6th Avenue, Miami, FL 33127
- Folio: 01-3125-025-0280

The property benefits from an in-place billboard lease providing recurring ancillary income with flexible termination rights.

Lease Terms

- Use: Existing outdoor advertising billboard
- Premises: Portion of the site required for the billboard structure, access, and maintenance
- Initial Term: One (1) year commencing February 1, 2025
- Renewals: Automatic annual renewals

Rent

- Base Rent: \$10,000 per quarter
- Percentage Rent: 25% of gross advertising revenue
- Rent Paid: Greater of base rent or percentage rent
- Payment Frequency: Quarterly
- First Payment Due: May 1, 2025
- Reporting: Quarterly gross revenue statements provided with payment

Termination & Flexibility

- Mutual Termination: Either party may terminate with sixty (60) days' written notice
- Development Termination: Lease may be terminated with sixty (60) days' notice if permanent improvements require billboard removal
- Condemnation: Billboard operator retains rights to awards attributable to the advertising structure and leasehold interest

Operations & Compliance

- Billboard operator responsible for all maintenance, permits, and regulatory compliance
- Billboard structure maintained in good, clean, and attractive condition
- Utility easement in place for billboard lighting and power
- Vegetation may be trimmed or removed to preserve visibility

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Insurance & Indemnification

- Billboard operator indemnifies property owner against third-party claims
- Insurance Coverage: \$2,000,000 per occurrence for liability and property damage
- Property owner named as additional insured

Restrictions

- No advertising competitive with on-site uses
- No lewd, controversial, or inappropriate content

Summary

- The billboard lease provides stable quarterly income with a revenue-sharing upside while preserving flexibility for future redevelopment of the site.

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