

March 25, 2021

VIA EMAIL and COURIER

Borough of Jenkintown
Attn: Shelby Smith (ssmith@jenkintownboro.com)
700 Summit Avenue
Jenkintown, PA 19046

**Re: 610 (L) Jenkintown Land Holdings, LLC – Conditional Use Application
610 York Road, Jenkintown, PA 19380 (Parcel No. 10-00-05364-008)**

Dear Shelby:

It was a pleasure speaking with you last week and I look forward to working with you and the Borough throughout the review process. As previously discussed, enclosed are the following in connection with 610 (L) Jenkintown Land Holdings, LLC's Application for a Conditional Use, pursuant to Section 181- 57(B) of the Zoning Ordinance, to install a double sided off-premises advertising sign at 610 York Road, Jenkintown, PA, 19046, Jenkintown Borough, Montgomery County, PA ("Property"):

1. A completed Conditional Use Application.
2. A copy of the Deed for the Property.
3. A copy of the Lease Agreement between 610 (L) Jenkintown Land Holdings, LLC and Jenkins Court Realty Co., LP., the owner of the Property.
4. Signed and Sealed Site Plans (5 Sets).
5. Structure drawings (5 Sets);
6. Shop/Cabinet drawings along with calculations for the displays (5 Sets);
7. USB Flash Drive with electronic copies of all submitted documents and plans.
8. A check in the amount of \$400.00 made payable to Borough of Jenkintown representing payment for the Conditional Use Application Fee.
9. A check in the amount of \$5000.00 made payable to Borough of Jenkintown representing payment for the Escrow for the Conditional Use Application for 610 York Road review process.

In addition, I have provided the courier with an additional copy of this cover letter. Kindly timestamp the additional copy of the cover letter and/or provide the courier with (timestamped) proof of receipt of the submitted Application and any receipts for submitted payments. Any questions please don't hesitate to contact me (heather@catalystex.com) at (717) 379-2622 and/or Patrick Wolfington (patrick@catalystex.com) at (610) 716-0907.

Sincerely,



Heather Havener
610 (L) Jenkintown Land Holdings, LLC
O: (610) 981-1880
C: (717) 379-2622

BOROUGH OF JENKINTOWN
CONDITIONAL USE APPLICATION

Date Submitted March 25, 2021

Name of Development N/A
Address/Location 610 York Road, Jenkintown, PA 19046

Name, Address & Phone No. of:

Applicant 610 (L) Jenkintown Land Holdings, LLC, 3400 West Chester Pike, Suite 100, Newtown Square, PA 19073

Land Owner Jenkins Court Realty Co, LP, *See enclosed Deed

Equitable Land Owner 610 (L) Jenkintown Land Holdings, LLC, 3400 West Chester Pike, Suite 100, Newtown Square, PA 19073
*See enclosed Lease Agreement

Title of Plan Submitted Partial Boundary & Topographic Survey

Plan Type: Land Development _____ Minor Land Development _____ Cond. Use X

Plan Status: Sketch _____ Preliminary _____ Final X

Plan Dated March 18, 2021

Name, Address & Phone No. of:

Engineer DPK Consulting, LLC 220 Old New Brunswick Road, Suite 201, Piscataway, NJ 08854 - (732) 764-0100
Architect _____

Attorney Peter Friedman, Esquire 101 Greenwood Avenue, 5th Floor, Jenkintown, PA 19046 (215) 635-7200

Gateway
Zoning District (s) Commercial Block & Unit No. Parcel No. 10-00-05364-008

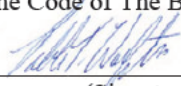
Tract Area in Acres 7.91 Acres No. of Proposed Lots/Bldgs. _____

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: Install a double sided off-premises advertising sign at 610 York Road as allowed pursuant to Section 181- 57(B) of the Zoning Ordinance.

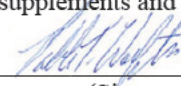
Tenure: Sale _____ Rent _____ Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: N/A

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of The Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.


(Signature of Applicant)
Patrick Wolfington, Authorized Representative
610 (L) Jenkintown Land Holdings, LLC

OVER


(Signature of Land Owner)
Patrick Wolfington, Authorized Representative
610 (L) Jenkintown Land Holdings, LLC

Application is complete and accepted by _____ Date _____
FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.

CATALYST OUTDOOR ADVERTISING LLC

3400 W CHESTER PIKE STE 100
NEWTOWN SQUARE, PA 19073

CUSTOMERS BANK
CustomersBank.com

5422

60-297/313

CHECK ARMOR
405
TRADE PAPER

3/25/2021

PAY TO THE ORDER OF Borough of Jenkintown

\$ **400.00

Four Hundred and 00/100***** DOLLARS

Borough of Jenkintown

Thaddeus Bartholomew

AUTHORIZED SIGNATURE

MEMO

610 York Road – Conditional Use Application Fee



CATALYST OUTDOOR ADVERTISING LLC

5422

Borough of Jenkintown
1301 · WIP - Structure Costs

3/25/2021

400.00

Customers Operating 610 York Road – Conditional Use Application Fe

400.00

CATALYST OUTDOOR ADVERTISING LLC

5422

Borough of Jenkintown
1301 · WIP - Structure Costs

3/25/2021

400.00

Customers Operating 610 York Road – Conditional Use Application Fe

400.00

Photo Safe Deposit
Details on Back.

CATALYST OUTDOOR ADVERTISING LLC
3400 W CHESTER PIKE STE 100
NEWTOWN SQUARE, PA 19073

CUSTOMERS BANK
CustomersBank.com

5421

60-297/313

405

CHECK ARMOR
FEDERAL RESERVE NOTE

3/25/2021

PAY TO THE ORDER OF Borough of Jenkintown

\$ **5,000.00

Five Thousand and 00/100*****

DOLLARS

Borough of Jenkintown

Thomas Barthowski

AUTHORIZED SIGNATURE

MEMO

610 York Road Escrow for Conditional Use App



CATALYST OUTDOOR ADVERTISING LLC

5421

Borough of Jenkintown
1301 · WIP - Structure Costs

3/25/2021

5,000.00

Customers Operating 610 York Road Escrow for Conditional Use App

5,000.00

CATALYST OUTDOOR ADVERTISING LLC

5421

Borough of Jenkintown
1301 · WIP - Structure Costs

3/25/2021

5,000.00

Customers Operating 610 York Road Escrow for Conditional Use App

5,000.00

Photo Safe Deposit
Details on Back



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6024 PG 00428 to 00434
INSTRUMENT # : 2016090542
RECORDED DATE: 11/21/2016 11:44:03 AM



3408621-0022L

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 10/27/2016
Reference Info:

Transaction #: 3478324 - 6 Doc(s)
Document Page Count: 6
Operator Id: ebossard

RETURN TO: (Simplifile)
First American Title Ins Co PHILADELPHIA
Two Liberty Place, Suite 3010 50 S. 16th Street
Philadelphia, PA 19102
(215) 606-3627

PAID BY:
FIRST AMERICAN TITLE INS CO PHILADELPHIA

*** PROPERTY DATA:**

Parcel ID #: 10-00-05364-00-8
Address: 610 YORK RD

Municipality: PA
Jenkintown Borough (100%)
School District: Jenkintown

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$7,600,000.00
TAXABLE AMOUNT: \$7,600,000.00

FEES / TAXES:

Recording Fee:Deed	\$95.00
Additional Pages Fee	\$4.00
Additional Names Fee	\$2.00
Affordable Housing Pages	\$8.00
Affordable Housing Names	\$8.00
State RTT	\$76,000.00
Jenkintown Borough RTT	\$38,000.00
Jenkintown School District RTT	\$38,000.00
Total:	\$152,117.00

DEED BK 6024 PG 00428 to 00434
Recorded Date: 11/21/2016 11:44:03 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

623849A
 Record and Return To:
 First American Title Company Insurance Co.
 Two Liberty Place, Suite 3010
 50 South 16th Street
 Philadelphia, PA 19102

Prepared by:

Quilling, Selander, Lownds, Winslett & Moser, PC
 2001 Bryan Street, Suite 1800
 Dallas, Texas 75201
 Phone: 214-880-2100
 File No. 3389.1499

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

10-00-05364-00-8 JENKINTOWN BOROUGH

610 YORK RD

610 OLD YORK ROAD HOLDINGS LP

\$15.00

B 010 L U 001 4336 11/21/2016

JG

After Recording Return To:

First American Title Insurance Company
 National Commercial Services
 1850 K St NW, Ste. 1050
 Washington, DC 20006
 Attention: Dan Lopez, Esq.

Tax Parcel No. 10-00-05364-00-8

 SPECIAL WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA

§

§

COUNTY OF MONTGOMERY

§

610 Old York Road Holdings Limited Partnership, a Maryland limited partnership (**Grantor**), whose mailing address is c/o CWCapital Asset Management LLC, 7501 Wisconsin Avenue, Suite 500 West Bethesda, Maryland 20814, for and in consideration of the sum of SEVEN MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$7,600,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged from **Jenkins Court Realty Co., L.P.**, a Pennsylvania limited partnership (**Grantee**), whose mailing address is 120 Huntingdon Pike, Lower Level Suite 100, Rockledge, Pennsylvania 19046, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the following described property:

- (i) That certain real property in Montgomery County, Pennsylvania, which is described on Exhibit A attached hereto and incorporated herein by reference (the "Land");
- (ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature

located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "Improvements"); and

- (iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "Appurtenances").

The Land, Improvements and Appurtenances are collectively referred to herein as the "Property".

This conveyance is made and accepted subject and subordinate to (i) the lien of non-delinquent taxes, assessments and other usual and customary charges assessed against the owners of real property in the state in which the Land is located, (ii) the rights of tenants under unrecorded leases, (iii) building and zoning laws, codes and regulations affecting the Property, including all proffers, special exceptions, conditions, site plan approvals, and other similar matters, if any, relating to the zoning of the Property, and (iv) the matters listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to the Permitted Exceptions.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY; AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS. BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.

[Signature Page Follows]

27th OCTOBER
 EXECUTED AND DELIVERED, dated as of ~~4th~~ day of October, 2016, to be effective as of the
 4th day of October, 2016.
 November

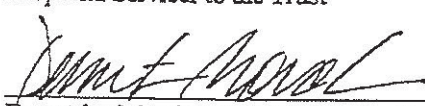
GRANTOR:

610 Old York Road Holdings Limited Partnership,
 a Maryland limited partnership

By: 610 Old York Road General Partner Holdings,
 LLC, a Maryland limited liability company, its
 General Partner

By: Wells Fargo Bank, N.A., as Trustee for the
 Registered Holders of Credit Suisse First Boston
 Mortgage Securities Corp., Commercial
 Mortgage Pass-Through Certificates, Series
 2001-CF2 (the "Trust"), its Sole
 Member/Manager

By: CWC Capital Asset Management LLC, a Delaware
 limited liability company, solely in its capacity
 as Special Servicer to the Trust

By: 
 Demetrios Morakis, Senior Vice President

ACKNOWLEDGMENT

STATE OF MARYLAND

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Demetrios Morakis, a Senior Vice President of CWC Capital Asset Management LLC, the special servicer to Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2001-CF2, the Sole Member/Manager of 610 Old York Road General Partner Holdings, LLC, a Maryland limited liability company, the General Partner of 610 Old York Road Holdings Limited Partnership, a Maryland limited partnership, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of October, 2016.



NADINE AMY HEADLEY
 Notary Public - Maryland
 Prince George's County
 My Commission Expires on
 January 24, 2019

NADINE AMY HEADLEY
 Notary Public - Maryland
 Prince George's County
 My Commission Expires
 on January 24, 2019


 Notary Public, State of Maryland

My Commission Expires: 01.24.2019

The Address of the within named Grantee is:

Jenkins Court Realty Co., L.P.
120 Huntingdon Pike, Lower Level Suite 100
Rockledge, Pennsylvania 19046

By:

Name:

Title:

On behalf of Grantee

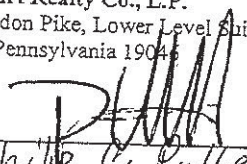

Philip G. Pulley
President

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of tract of land.

SITUATE in the Borough of Jenkintown, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a plan thereof made January 4, 1989 and last revised January 9, 1989 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the present Easterly PennDot legal right-of-way line of Old York Road (80 feet wide) said point being at the distance of 162.66 feet measured North 9 degrees 54 minutes 00 seconds East from the point formed by the intersection which the said present Easterly PennDot legal right-of-way line of Old York Road makes with the Northwesterly side of Rydal Road (33 feet wide at this point); THENCE extending from the place of beginning along the present Easterly PennDot legal right-of-way line of Old York Road North 09 degrees 54 minutes 00 seconds East 1,091.04 feet to a point; THENCE North 23 degrees 4 minutes 30 seconds East 34.98 feet to a point; THENCE extending Northeastwardly on the arc of a circle curving to the left with a radius of 55.00 feet the arc distance of 50.71 feet to a point of compound curvature; THENCE extending Northeastwardly on the arc of a circle curving to the left with a radius of 140.00 feet the arc distance of 31.49 feet to a point of reverse curvature; THENCE extending Northeastwardly, Eastwardly, and Southeastwardly on the arc of a circle curving to the right with a radius of 5.00 feet the arc distance of 11.57 feet to a point on the Southwesterly side of Spring Avenue (50 feet wide); THENCE extending along the same South 32 degrees 36 minutes 43 seconds East 239.02 feet to a point; THENCE extending South 57 degrees 23 minutes 17 seconds West 105.14 feet to a point; THENCE extending South 19 degrees 42 minutes 6 seconds East 600.54 feet to a point; THENCE extending South 57 degrees 21 minutes 34 seconds West 50.06 feet to a point; THENCE extending South 19 degrees 44 minutes 3 seconds East 141.24 feet to a point on the aforementioned Northwesterly side of Rydal Road 40 feet wide at this point; THENCE extending along the same South 57 degrees 26 minutes 20 seconds West 477.50 feet to a point; THENCE extending North 55 degrees 23 minutes 34 seconds West 130.20 feet to a point on the aforementioned present Easterly PennDot legal right-of-way line of Old York Road the first mentioned point and place of BEGINNING.

BEING PARCEL NO. 10-00-05364-00-8

BEING the same premises which United States Marshal for the Eastern District of Pennsylvania, by Marshal's Deed dated 07/24/2014 and recorded 08/21/2014 in Montgomery County at Deed Book 5924 Page 2433, granted and conveyed unto 610 Old York Road Holdings Limited Partnership, a Pennsylvania limited partnership, in fee.

ALSO BEING the same premises which United States Marshal for the Eastern District of Pennsylvania, by United States Marshal's Deed of Correction dated 07/14/2016, effective as of 07/24/2014 and recorded 07/20/2016 in Montgomery County at Deed Book 6007 Page 2764, granted and conveyed unto 610 Old York Road Holdings Limited Partnership, a Maryland limited partnership, in fee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Rights granted to Philadelphia Electric Company as set forth in Deed Book 1131 Page 138.
2. Sewer Agreement as set forth in Deed Book 1425 Page 243.
3. Declaration of Restrictive Covenants as set forth in Deed Book 4952 Page 830.
4. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4964 Page 626.
5. Terms and conditions of Lease to Drug Emporium, Inc. as evidenced by a Memorandum thereof recorded in Deed Book 5022 Page 1141.
6. Memorandum of Agreement as set forth in Deed Book 5512 Page 2088.
7. Terms and conditions of Lease to Shurgard Storage Centers, Inc. as evidenced by a Memorandum thereof recorded in Deed Book 5559 Page 2745.
8. Terms and conditions of Lease to MetroPCS Pennsylvania, LLC as evidenced by a Memorandum thereof recorded in Deed Book 5795 Page 664.
9. Rights granted to Verizon Pennsylvania Inc. as set forth in Deed Book 5816 Page 2725.
10. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Land Site Book 1 Page 81.
11. Any claim that the title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

When Recorded Return To: DAN LOPEZ
First American Title Insurance Company
National Commercial Services
1850 K Street NW Suite 1050
Washington, DC 20006
File No: NCS 623849A

Exhibit B

DISPLAY LEASE AGREEMENT
Between
JENKINS COURT REALTY CO, LP
And
610 (L) JENKINTOWN LAND HOLDINGS, LLC

This **DISPLAY LEASE AGREEMENT** ("Lease" or "Agreement") is made effective this 6th day of December, 2020 ("Effective Date"), and entered into by and between JENKINS COURT REALTY CO, LP ("Lessor") and 610 (L) JENKINTOWN LAND HOLDINGS, LLC ("Lessee").

Background

A. Lessor is the fee owner of the real estate commonly known as 610 York Rd, Jenkintown, PA 19046, Montgomery County, Pennsylvania (Parcel 10-00-05364-008) which real estate is more particularly described on Exhibit "A" attached hereto and made a part hereof ("Lessor's Property").

B. Lessee desires to lease from Lessor and Lessor desires to lease to Lessee, subject to all the terms and conditions hereinafter set forth, a portion of Lessor's Property not to exceed [REDACTED] square feet identified more particularly on Exhibit "B" and Exhibit "C" attached hereto (the "Premises").

NOW THEREFORE, in consideration of the undertakings contained in this Lease, the sum of [REDACTED] duly paid by Lessee to Lessor upon execution hereof, and other good and valuable consideration, the receipt of which is acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

In consideration of the undertakings contained in this Lease and other good and valuable consideration, the receipt of which is acknowledged, Lessor leases and grants to Lessee exclusive rights to construct, maintain and lease for advertising an off-premises advertising display ("Display"), including the rights of possession and use of and ingress and egress to the Premises as defined herein on Lessor's Property.

1. **TERM**: The term of this Lease (the "Term") shall commence ("Commencement Date") on the Effective Date and shall expire on the date which is [REDACTED] following the Rent Commencement Date (as defined below), unless extended or terminated early in accordance with the terms of the Lease.

2. **APPROVAL PERIOD**: Lessee shall use its commercially reasonable efforts to obtain the necessary Approvals (as hereinafter defined) for the Display. Lessee's obligation to pay Rent as set forth in Section 5 is contingent on Lessee obtaining all necessary Approvals for the construction of, and completing the construction of, the Display. Lessee shall have [REDACTED] from the Effective Date to obtain all Approvals (hereinafter referred to as the "Approval Period"). Lessor shall cooperate in good faith with Lessee to obtain such Approvals at no cost to Lessor. Lessor shall not contract with any other person, company, or entity for the purposes of developing any 'off premise' signage defined as signage advertising a product or service not sold on Lessor's Property during the Approval Period or for the duration of this Lease. In the event Approvals as defined herein are not obtained within the Approval Period, either party shall have the right to terminate the Agreement following expiration of the Approval Period with [REDACTED] Days written notice to the other party.

3. **RENT**: Lessee's obligation to pay Rent shall begin upon the earlier of; i) the date that is the first day of a calendar month to occur after the Display is fully operational as an off-premises advertising display and all requisite Approvals have been obtained therefor or ii) one [REDACTED] days following receipt of

Approvals as defined herein, which in no event shall exceed [REDACTED] months from the date herein ("Rent Commencement Date"). Commencing as of the Rent Commencement Date, Lessee shall pay Lessor Rent ("Rent") in the amount of [REDACTED] Dollars per year paid in equal monthly installments. The Rent shall increase by [REDACTED] Percent beginning on the [REDACTED] year anniversary of the Rent Commencement Date and every succeeding [REDACTED] Year anniversary of the Rent Commencement Date thereafter.

4. **LESSEE'S IMPROVEMENTS:** Lessee, including its agents, shall have the exclusive right to the Premises for the purpose of construction, operation, repair, repositioning, relocation, removal, and maintenance of outdoor advertising structures and displays of any kind, including incidental and ancillary equipment and lighting (all personal property or fixtures installed by or on behalf of Lessee is collectively referred to as the ("Equipment" or "Personal Property") which Lessor agrees is not part of the real estate. Lessor further grants Lessee and such other individuals or companies as Lessee shall nominate, including the local electric company, such additional rights or easements as are necessary to construct, illuminate, maintain, operate, remove, or replace the Equipment; the right to ingress and egress over the Premises or Lessor's Property, if needed; and the right to maintain the visibility to the advertising display faces free of obstructive vegetation and structures for the term of this Lease. During the Term, including any extension thereof, Lessee shall not advertise any products/services which are; i) illegal, or ii) which display explicit adult related products or services.

5. **INDEMNITY:** Lessee does hereby indemnify and agree to hold Lessor harmless against all claims or damages to person or property by reasons of accidents resulting from the gross negligence or willful misconduct of the Lessee's agents, employees, or workmen in the construction, maintenance, repair, or removal of the Display or Equipment. Lessor does hereby indemnify and agree to hold Lessee harmless against all claims or damages to person or property by reasons of accidents resulting from the gross negligence or willful misconduct of the Lessor's agents, employees, or workmen in the construction, maintenance or repair of Lessor's Property.

6. **APPROVALS:** All permits, licenses, structures (including the Display and Equipment), advertising copy and other materials placed upon the Premises by Lessee are Lessee's trade fixtures, trade names and trademarks, and shall be and remain Lessee's exclusive personal property, and may be removed by Lessee at any time prior to or within a reasonable time after the termination of this Lease or any extension thereto. Only Lessee's employees and other authorized persons may have access to or upon the Display and Equipment, without Lessee's prior written consent. Lessee's ability to construct the Project is contingent upon Lessee's obtaining from all Governmental Authorities having jurisdiction over the Premises, such final, irrevocable, unappealable and unappealed permits and approvals as may be required for the Display (referred to hereinafter collectively as the "Approvals"). The Approvals shall include, without limitation, any and all use permits, licenses, subdivision approvals, certificates, variances, authorizations, special exceptions, building permits, curb cut permits, crossover permits, highway occupancy permits, sewer and water connection permits, PENNDOT permits, site plan approvals and all other permits and approvals deemed necessary by Lessee and/or required for installation and operation of the Display (including any electrical service and required permits for lighting), and any other improvements, from any Governmental Authority having jurisdiction over the Premises. For purposes of this Lease, the phrase "final, irrevocable, unappealable and unappealed" shall mean that the applicable governmental authority and/or utility has issued its final approval, variance, waiver, permit, license, certificates, or decision, that the period for revoking such action or taking appeals from such action has expired and no such revocation has occurred or appeal has been filed, and that Lessee has approved and agreed to comply with any conditions of approval. Lessor and Lessee acknowledge and agree that for all purposes, the term Approvals shall mean and refer to, without limitation, all Approvals that are final, irrevocable, unappealable and unappealed.

7. **UTILITIES:** Lessee shall pay all costs associated with the provision of electricity and for the illumination of the Display and any and all other costs billed by utilities as a result of the use of the Display for expansions, etc.

8. **NON-DISTURBANCE:** If Lessor's Property is subject to any mortgages or deeds of trust as of the date hereof or anytime in the future, Lessor and Lessee shall, and Lessor shall cause each holder of such mortgages or deeds of trust to execute within [REDACTED] Days of Lessee request a subordination, non-disturbance and attornment agreement which agreement shall incorporate provisions (the "**Non-Disturbance Provisions**") to the following effect: (a) that such holder shall at all times and under all conditions, including, but not limited to, any foreclosure or other repossession proceedings, recognize, permit and continue the tenancy of Lessee and its successor and assigns in the Premises and assume the obligations of Lessor under the provisions of this Lease; and (b) that such holder shall require that any purchaser acquiring Lessor's Property or the Premises shall assume the obligations of Lessor under this Lease so that the rights of Lessee or those holding under Lessee shall not be interfered with or affected in any manner whatsoever. If Lessor does not deliver the required subordination, non-disturbance and attornment agreement to Lessee within such [REDACTED] day period, Lessee may terminate this Lease by written notice to Lessor at any time prior to the date Lessor delivers such executed agreement(s) to Lessee. Lessee hereby agrees to be subordinate to the lien of any lender, mortgagee, underlying landlord or other party whose title might hereafter become superior to the title of Lessor subsequently placed upon Lessor's Property or the Premises after the date of this Lease (hereinafter referred to as the "**Subsequent Mortgagee**"), provided Lessee, Lessor and the Subsequent Mortgagee first execute an agreement in form and substance reasonably satisfactory to the parties thereto, which agreement shall incorporate the Non-Disturbance Provisions.

9. **LESSEE DEFAULT:** If Lessee defaults in the payment of Rent, or defaults in the performance of any of the other covenants and conditions hereof, Lessor may give Lessee notice of such default, and if Lessee does not cure any monetary default within [REDACTED] Days or other default within [REDACTED] Days after giving of such notice (or if such other default is of such nature that it cannot be completely cured within such [REDACTED] Days if Lessee does not commence such curing within such Sixty (60) Days and thereafter proceed with reasonable diligence and in good faith to cure such default), then it shall constitute an event of default by Lessee ("**Event of Default**") and Lessor may terminate this Lease on not less than [REDACTED] Days' notice to Lessee. Upon termination in accordance with this Section 11, Lessee shall be required to remove only the above grade portions of the Display within [REDACTED] Days of such notice and restore the Premises to substantially the same condition as on the Effective Date, reasonable wear and tear and casualty damage excepted, whereupon such of Lessee's Personal Property remaining on the Premises following such period, as applicable, shall be deemed to be Lessor's property. Lessor may then choose to remove or dispose of Lessee's Personal Property, and Lessee shall be responsible for any and all costs of such work, including costs to restore any damage to Lessor's Property cause by such removal.

10. **LESSOR DEFAULT:** If Lessor defaults in the performance of any of the covenants and conditions hereof, Lessee may give Lessor notice of such default, and if Lessor does not cure any default within [REDACTED] Days (or if such default is of such nature that it cannot be completely cured within such period), if Lessor does not commence such curing within such [REDACTED] Days and thereafter proceed with reasonable diligence and in good faith to cure such default then, in addition to its remedies at law, Lessee shall have the right to seek specific performance, obtain a mandatory injunction from a court of competent jurisdiction or cure such default at Lessor's sole cost and expense. Lessee shall have the right, at Lessee's sole discretion, to obtain reimbursement directly from Lessor or to deduct any such amounts from future Rent payments. The performance of any obligation by Lessee on behalf of Lessor or such other obligation of Lessor by Lessee shall not waive any rights or remedies available to Lessee hereunder or at law or in equity, all of which are hereby expressly maintained.

11. **REPRESENTATIONS:** The Lessor represents and warrants that (i) it is the owner of the Lessor's Property; (ii) it has the authority to enter into, execute and fulfill its obligations under this Lease; and (iii)

the execution of this Lease by Lessor and the performance of its obligations hereunder will not violate the covenants, terms or conditions of any other agreement to which it is a party, including but not limited to any other leases or easement agreements. Lessor further covenants that it will not permit the Lessor's Property, or any adjoining or appurtenant parcel, owned or controlled by it, to be used for "off premise" advertising purposes or to permit the Display to be obstructed. Lessor shall cause the Lessor's Property, including the Premises, at all times to be in compliance with all applicable laws, ordinances and regulations of all federal, state, county and municipal authorities at Lessor's expense. Lessor shall keep and maintain (or cause to be kept and maintained) Lessor's Property, including the Premises, in good condition and repair at Lessor's expense. If at any time during the Term of the Lease Lessor fails to pay any lien or encumbrance affecting the Premises, including any past due real estate taxes, interest, and/or penalties thereto, and after receipt of Lessee's written request to Lessor to pay said sums, Lessor fails to make such payment, Lessee shall have the right, but not the obligation, to pay such amounts or any portion thereof. Lessee may deduct any such payments and any related expenses including reasonable attorney's fees and interest, from the next succeeding installment of Rent until Lessee has been fully reimbursed for such payments, interest, and fees.

12. **BROKER:** Lessee and Lessor each warrant to the other that it has not dealt with any broker or finder with regards to the Premises or this Lease. Lessee and Lessor shall each indemnify the other against any loss, liability, and expense (including attorneys' fees and court costs) with respect to any brokerage fees or commissions arising out of any act or omission of the indemnifying party.

13. **HOLDOVER:** If Lessee remains in possession of the Premises after the end of this Lease, Lessee will occupy the Premises as a Lessee from month to month, subject to all conditions, provisions, and obligations of this Lease in effect on the last day of the term; provided, however, that Lessee's Rent will increase to [REDACTED] percent of the Rent paid by Lessee one month prior to the expiration of this Lease.

14. **ESTOPPEL CERTIFICATE:** Within no more than [REDACTED] Days after written request by Lessor or Lessee, the other party will execute, acknowledge and deliver to Lessor or Lessee a certificate stating: (a) that this Lease is unmodified and in full force and effect, or, if the Lease is modified, the way in which it is modified accompanied by a copy of the modification agreement; (b) the date on which sums payable under this Lease have been paid; (c) that no notice has been received by such party of any default that has not been cured, or, if such a default has not been cured, what such party intends to do in order to effect the cure, and when it will do so; (d) that, in the case of the Lessee, Lessee has accepted and occupied the Premises; (e) that such party has no claim or offset against the other party, or, if it does, stating the circumstances that gave rise to the claim or offset; (f) that such party is not aware of any prior assignment of this Lease by the other party, or, if it is, stating the date of the assignment and assignee (if known to such party); and (g) such other matters as may be reasonably requested by Lessor or Lessee. Any certificate may be relied upon by any prospective purchaser of Lessor's or Lessee's assets and any prospective lender of Lessor or Lessee. If Lessor or Lessee submits a completed certificate to the other party, and such party fails to object to its contents within [REDACTED] Days after its receipt of the completed certificate, the matters stated in the certificate will conclusively be deemed to be correct. Furthermore, Lessor and Lessee irrevocably appoint the other party as Lessor's or Lessee's attorney-in-fact to execute and deliver on the other party's behalf any completed certificate to which such party does not object within [REDACTED] Days after its receipt.

15. **AUTHORIZATION:** Lessor gives Lessee its permission for the purpose of performing every act deemed necessary by Lessee to apply for and secure at Lessee's own expense and for Lessee's sole benefit and control the state and local building, sign and electrical permits, zoning variances, special uses, or changes in the zoning law relating to signs, and necessary to erect, maintain and modify the advertising sign structure on the Premises. Lessee shall have no obligation to pursue particular zoning matters or to continue to maintain any permit or license and any such action taken by Lessee shall be at its option.

16. **NOTICE:** All notices required to be sent under this Lease shall be sent to the following by (a) certified mail, return receipt requested, (b) hand delivery, or (c) overnight delivery by a commercial carrier (such as Federal Express or UPS):

Lessor:

Jenkins Court Realty Co, LP
C/o SBG Management
Attn: Phillip Pulley
P.O. Box 549
Abington, PA 19001
Tel: 215-938-6665

Lessee:

610 (L) Jenkintown Land Holdings, LLC
P.O. Box 1421
Attn: Thaddeus Bartkowski
Malvern, PA 19355
Tel. 610-975-9390

17. **LESSEE'S RIGHT TO ENSURE OPERATION/MAINTENANCE/VISABILITY:** In the event that, in Lessee's sole opinion; (a) Lessee is unable to secure or maintain any required permit or license from any appropriate governmental authority; (b) federal, state or local statute, ordinance regulation or other governmental action precludes or materially limits use of the Premises for outdoor advertising purposes; (c) Lessee's Display on the Premises shall become entirely or partially damaged or destroyed; (d) the view of Lessee's Display is obstructed or impaired in any way by any object or growth on the Property or on any neighboring property; (e) the advertising value of the Display is impaired or diminished; (f) there occurs a diversion of traffic from, or a change in the direction of, traffic past the Display; (g) Lessee is prevented from maintaining electrical power to the or illuminating the Display; (h) Lessee finds that, in Lessee's sole opinion, the continued maintenance/operation of the Display is impractical or uneconomical due to engineering, architectural, construction or maintenance circumstances which will require structural improvements to Lessor's Property; (i) maintenance will be hampered or made unsafe due to conditions caused by nearby properties, land uses, or utilities, then Lessee shall, at its option, have the right to either reasonably abate the Rent until the issues outlined in "a" through "i" above are cured, and/or terminate this Agreement upon [REDACTED] Days' notice in writing to the Lessor, with such written notice specifically setting forth which item above is in effect. Lessor and Lessee understand that visibility of the Advertising is important to Lessee. Lessee and Lessor shall cooperate with each other and give their best efforts as to ensure that there will be no sign blockage.

18. **INSURANCE:** During the Term, the Lessee shall maintain insurance on the Premises and upon written request will provide Lessor with a certificate naming Lessor as an additional insured prior to the erection of any Display on the Premises, so endorsing Lessee's policy and indicating these limits: [REDACTED]

[REDACTED] All insurance policies carried by Lessor or Lessee in covering the Premises, its contents and the personal property of either of them in the Premises will waive any right of the insurer to subrogation against the other to the extent permitted by law. Lessor and Lessee agree that their policies will include such a waiver or an endorsement to them, so long as the waiver or endorsement is available without cost. If a cost is imposed, the one whose insurer imposes it will advise the other of the cost and its amount and the other may pay it but will not be obligated to do so. The failure of any insurance policy to include such a waiver or endorsement will not affect this Lease.

19. **MEMORANDUM OF LEASE:** Lessor acknowledges that this Lease and the interests contained in this Lease run with the land. The parties agree to execute a recordable memorandum of this Lease, in such form as is attached hereto as **Exhibit D**, and further agree to execute any documents necessary to evidence or effectuate this Lease, including any documents necessary to effectuate its purpose.

20. **CONVEYANCE OF INTEREST:** Lessee hereby reserves the right, and said right is granted by Lessor to Lessee, with notice to Lessor, (but without the approval of Lessor being required), to sell, lease, convey, license, sub-grant or otherwise transfer and set over all or a portion of the Lessee's right, title and interest in this Lease upon the express and written assumption and/or compliance by the assignee of all of the obligations of the Lessee herein named whereupon Lessee shall be fully discharged from any and all obligations under this Lease occurring after such transfer and Lessor shall look solely to the assignee of the Lessee's interest in this Lease for the performance of such obligations. Lessee shall further have the right, with notice to Lessor, (but without the approval of Lessor being required), to grant, sell, convey or otherwise transfer all or any portion of the Display, or any interest therein, including, without limitation, a leasehold interest, a license to use, a mortgage or grant of security interest in or lien on, such property of Lessee, or any other right in respect thereof, to any one or more transferee(s) or other designee(s) (which need not be the same party to whom a transfer is made pursuant to the first sentence above), in which case said transferee(s) (or other designee) shall acquire and succeed to all (or such portion, as the case may be) of the rights and obligations of Lessee contained in this Lease (to the extent not expressly reserved to Lessee in any applicable transfer documentation) including, without limitation, the applicable rights to use the leasehold interest and any related obligations in respect thereof, as set forth herein and, from and after the effective date of such conveyance.

21. **FINANCING:** Nothing herein shall prevent Lessee from granting a security interest in this Lease or the Equipment, by assignment or otherwise, without the prior written consent of Lessor. Lessor agrees, upon request, to promptly execute any instrument, document or agreement reasonably requested by Lessee's lender or lenders in connection with Lessee's granting of any such security interest. Any and all liens, claims, demands, or rights, which Lessor hereafter *may* acquire on or in any of the Equipment, whether arising by statute, common law or otherwise, shall be subordinate and inferior to the lien and security interest of any lender of Lessee and Lessor hereby specifically waives and relinquishes all rights of levy, distraint, seizure or execution with respect to any Equipment. The making of a leasehold mortgage shall not be deemed to constitute an assignment or transfer of this Lease or of Lessee's leasehold estate, nor shall any leasehold mortgagee, as such, be deemed to be a transferee of this Lease or of Lessee's leasehold estate so as to require such leasehold mortgagee, as such, to assume the performance of any of the terms, covenants or conditions on the part of Lessee to be performed hereunder. Upon written notice to Lessor, and in the event lender repossesses the Equipment, Lender may enter onto the Premises and take any and all actions required to protect the Equipment and cure any event of default in accordance with Lessee's rights under the Lease. In the event any lender (or its affiliates or assignees) acquires Lessee's interest in the Premises and Equipment by foreclosure or other means, then the lender (or its affiliates or assignees) may assign its interest in the Premises and shall notify Lessor within [REDACTED] Business Days of such assignment which notice shall include such assignees complete contact information.

22. **CONDEMNATION:** This Lease may be terminated by Lessee if the Lessee is prevented by any present or future law or ordinance, or by the governmental authorities having jurisdiction, maintaining the Display on the Premises. Upon condemnation or threat of condemnation of the Premises by any lawful government authority, Lessee shall have the right in their sole discretion to contest the acquisition and defend against the taking of Lessee's Equipment and/or to participate in the negotiation, trial and settlement of any condemnation award or condemnation settlement to the extent of Lessee's damages including, but not limited to, the following: (a) the loss of the use of the Display; (b) the cost of removal from or replacement upon the described Premises; (c) the loss of the leasehold interest; and (d) reasonable attorney's fees and costs. No termination right set forth anywhere in this Lease may be exercised by Lessor if the Property or any portion thereof is taken or threatened to be taken by eminent domain, or if the Property is conveyed or to be conveyed to, or for the benefit of any entity having the power of eminent domain.

23. **MISCELLANEOUS:**

a. During the Term, Lessor (or any representative or employee thereof) shall not publish or disclose, or cause the publication or disclosure of, any information to any third party with respect to the

execution or the terms of this Lease (including the identity of Lessee as a party hereto) or the advertising contracts, without prior written approval of Lessee, except as may be required by law and, provided further, however, that notwithstanding the foregoing, Lessor may disclose the terms and conditions of this Lease to any party that it enters into good faith negotiations with regarding the sale of the Lessor's Property.

b. Lessor and Lessee agree that each section of this Lease is severable from the remainder, and, if any portion of this Lease is declared to be void or unenforceable, the remainder of the Lease shall continue in full force and effect.

c. The liability of Lessee under this Agreement shall be and is hereby limited to Lessee's interest in Lessee's Equipment or Personal Property and no other assets of Lessee shall be affected by reason of any liability which Lessee may have to Lessor or to any other person by reason of this Agreement, the execution thereof, or the acquisition of Lessor's interest herein.

d. Lessor covenants that if, and so long as, Lessee pays Rent and performs the covenants hereof, Lessee shall peaceably and quietly have, hold and enjoy the Display for the Term, subject to the provisions of this Lease. Lessor shall not assign its interest under this Lease or any part thereof except to a party who purchases the underlying fee title to the Property.

e. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

f. The parties agree that there are no prior or contemporaneous oral agreements pertaining to the Premises by and between Lessor and Lessee. The Lease embodies the entire agreement between the parties and may not be modified in any respect, except in writing, signed by the parties.

g. This Agreement may be executed in one or more counterparts, all of that shall be considered one and the same Agreement and shall become effective when one or more such counterparts have been signed by each of the parties and delivered to the other party.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said parties have set their hands and seals hereto the day and year first above written.

LESSOR:

JENKINS COURT REALTY CO, LP

By: _____

Name: _____

Title: _____

[Handwritten Signature]
Philip Pulley
President JTB Co.

LESSEE:

610 (L) JENKINTOWN LAND HOLDINGS, LLC

By: _____

Name: _____

Title: _____

IN WITNESS WHEREOF, the said parties have set their hands and seals hereto the day and year first above written.

LESSOR:

JENKINS COURT REALTY CO, LP

By: _____

Name:

Title:

LESSEE:

610 (L) JENKINTOWN LAND HOLDINGS, LLC

By: 

Name: Parrell Wilfong

Title: Authorized Representative

Exhibit "A"

Lessor's Property

(Legal Description to be inserted)

ALL THAT CERTAIN lot or piece of tract of land, SITUATE in the Borough of Jenkintown, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a plan thereof made January 4, 1989 and last revised January 9, 1989 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the present Easterly PennDot legal right-of-way line of Old York Road (80 feet wide) said point being at the distance of 162.66 feet measured North 9 degrees 54 minutes 00 Seconds East from the point formed by the intersection which the said present Easterly Penn Dot legal right-of way line of Old York Road makes with the Northwesternly side of Rydal Road (33 feet wide at this point); THENCE extending from the place of beginning along the present Easterly PennDot legal right-of-way line of Old York Road North 09 degrees 54 minutes 00 seconds East 1,091.04 feet to a point; THENCE North 23 degrees 4 minutes 30 seconds East 34.98 feet to a point; THENCE extending Northeastwardly on the arc of a circle curving to the left with a radius of 55.00 feet the arc distance of 50.71 feet to a point of compound curvature; THENCE extending Northeastwardly on the arc of a circle curving to the left with a radius of 140.00 feet the arc distance of 31.49 feet to a point of reverse curvature; THENCE extending Northeastwardly, Eastwardly, and Southeastwardly on the arc of a circle curving to the right with a radius of 5.00 feet the arc distance of 11.57 feet to a point on the Southwesterly side of Spring Avenue (50 feet wide); THENCE extending along the same South 32 degrees 36 minutes 43 seconds East 239.02 feet to a point; THENCE extending South 57 degrees 23 minutes 17 seconds West 105.14 feet to a point; THENCE extending South 19 degrees 42 minutes 6 seconds East 600.54 feet to a point, THENCE extending South 57 degrees 21 minutes 34 seconds West 50.06 feet to a point; THENCE extending South 19 degrees 44 minutes 3 seconds East 141.24 feet to a point on the aforementioned Northwesternly side of Rydal Road 40 feet wide at this point; THENCE extending along the same South 57 degrees 26 minutes 20 seconds West 477.50 feet to a point; THENCE extending North 55 degrees 23 minutes 34 seconds West 130.20 feet to a point on the aforementioned present Easterly PennDot legal right-of-way line of Old York Road the first mentioned point and place of BEGINNING,

CONTAINING 344,682 square feet or 7,9128 acres.

BEING Parcel No. 10-00-05364-00-8

BEING the same premises which 610 Old York Road Holdings, Limited Partnership, a Maryland limited partnership, by Deed dated October 27, 2016 and recorded November 21, 2016 in Montgomery County in Deed Book 6024 page 428 granted and conveyed unto Jenkins Court Realty Co., L.P., a Pennsylvania limited partnership, in fee.

Exhibit "B"

The Premises

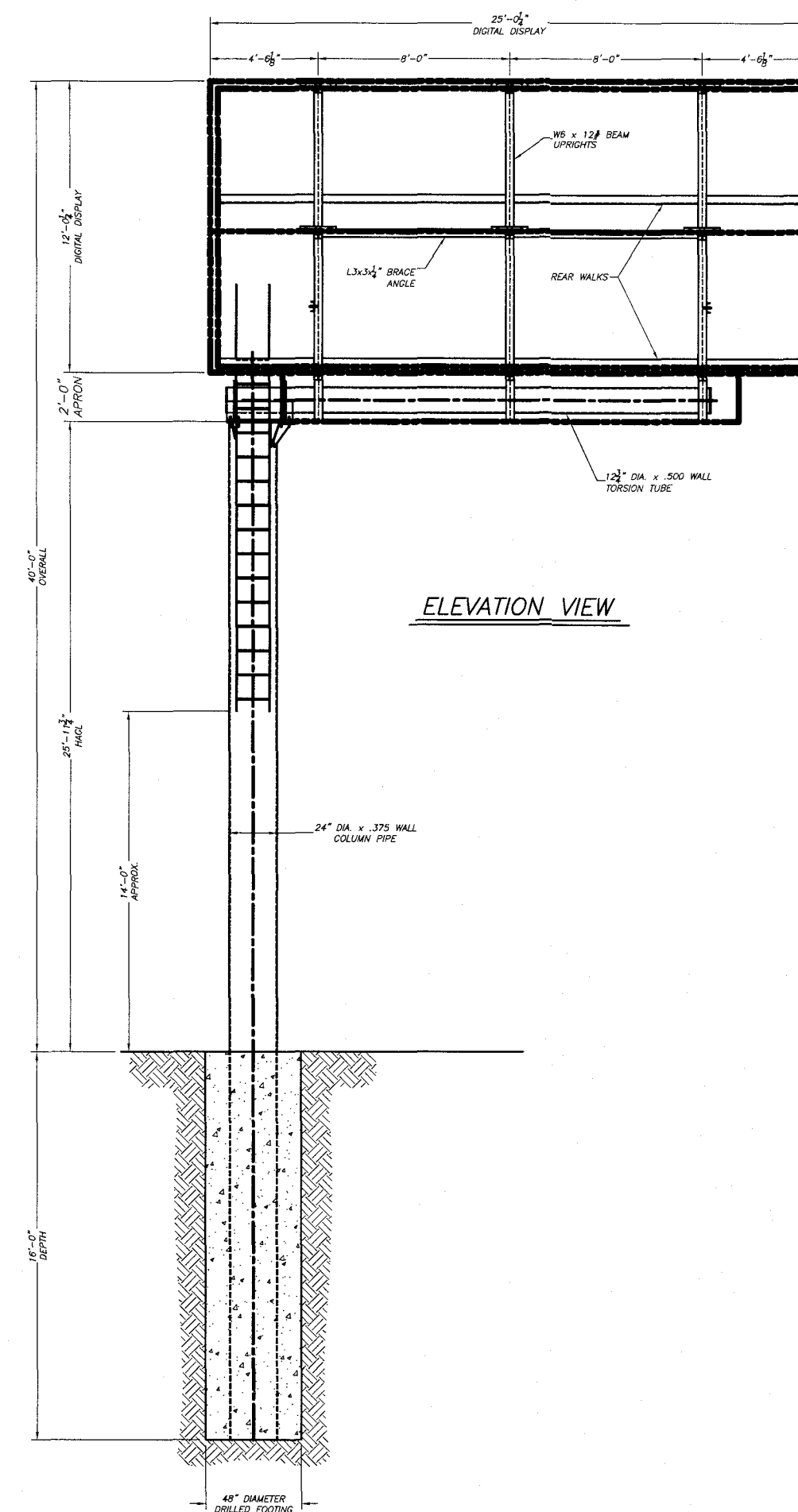
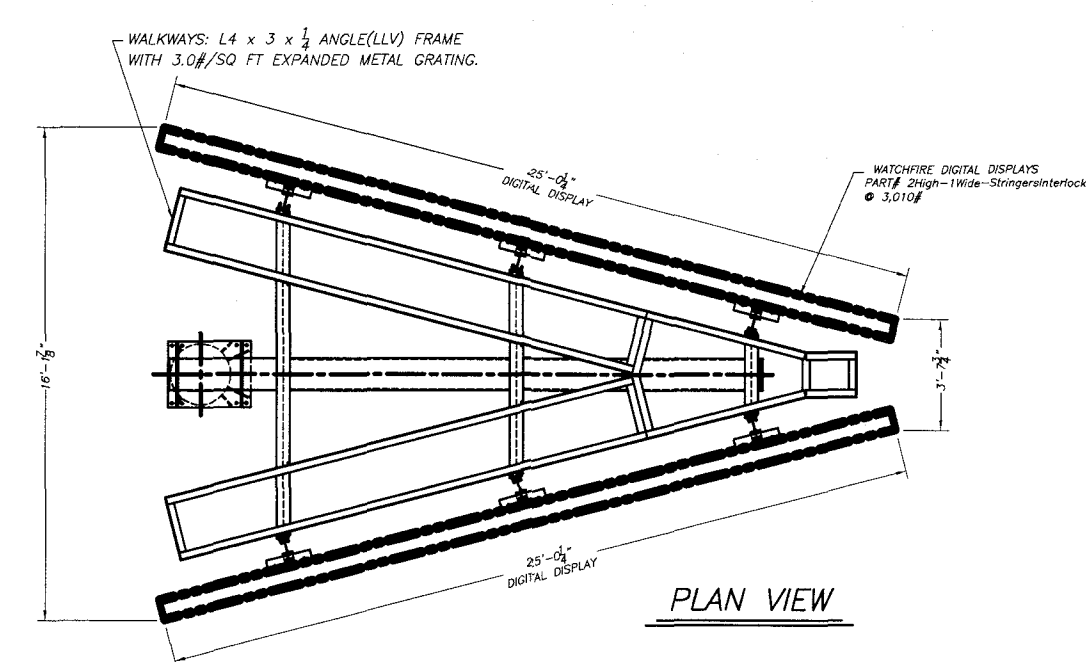
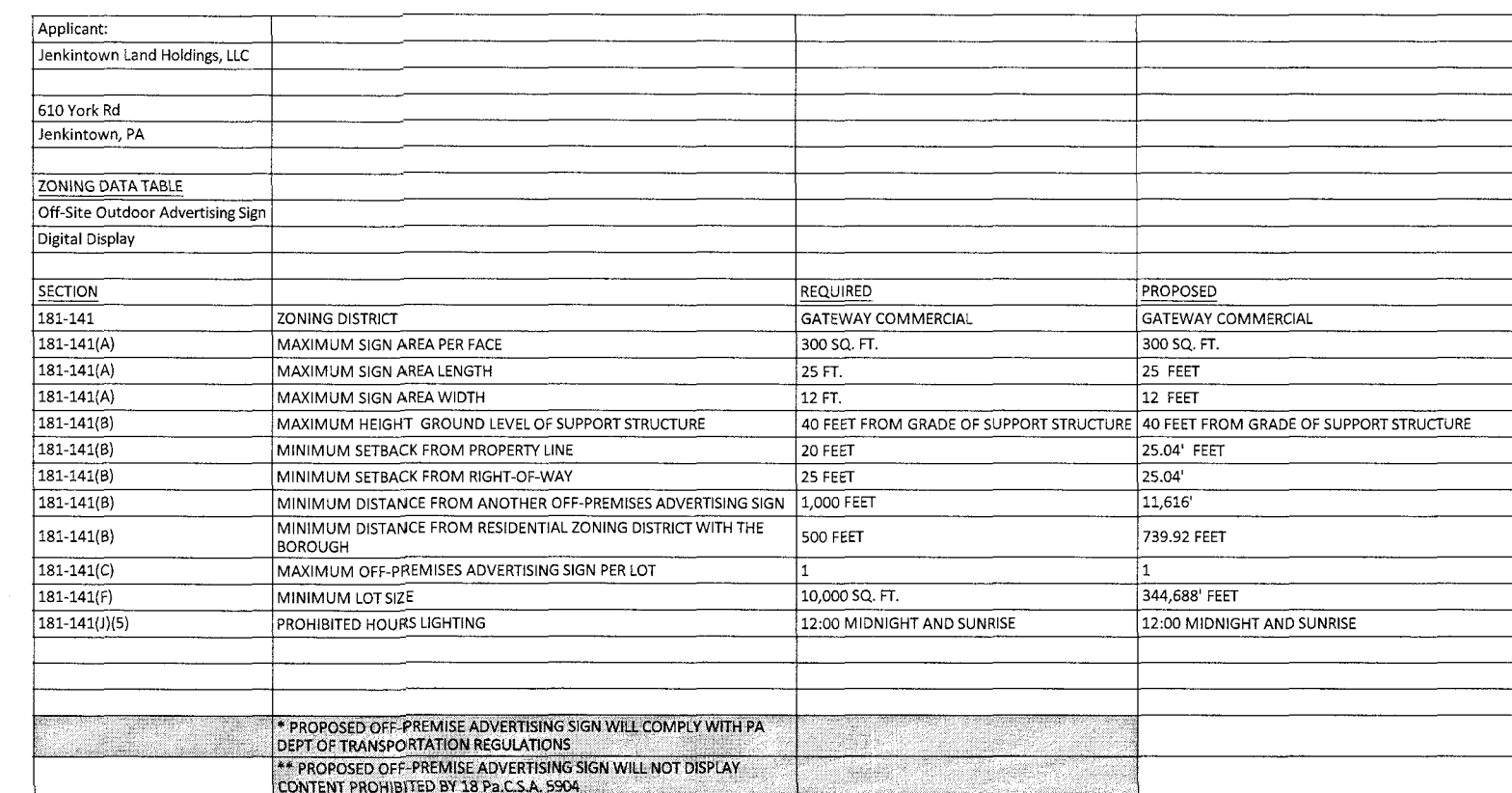
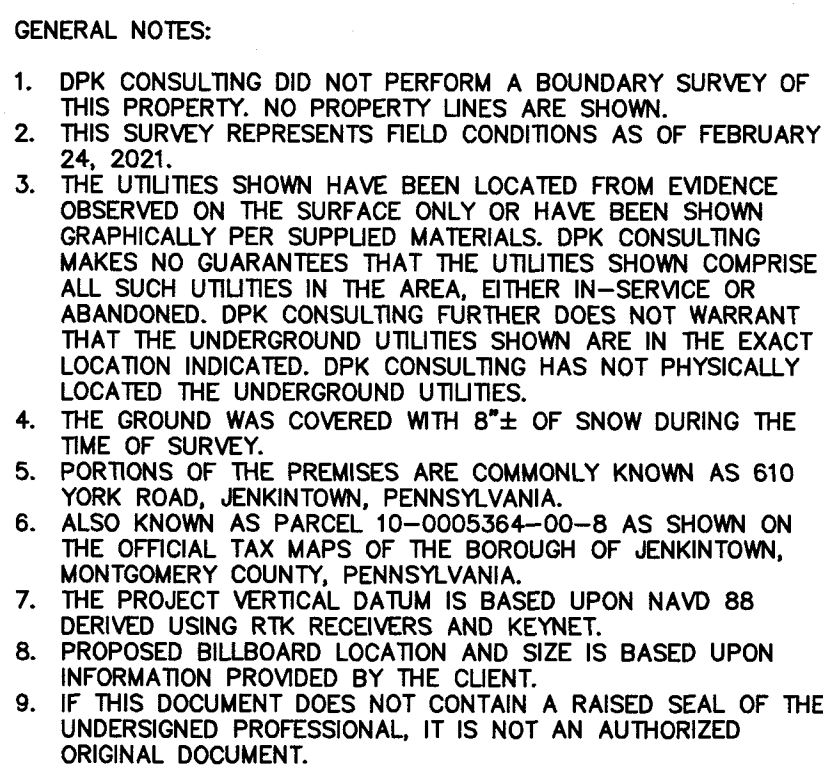
The location of the Premises is shown on Exhibit B hereto and the Display will be located on the Premises. The specific location of the Premises and Display and the location of any underground utilities shall be decided after the execution of this Lease and completion of survey by Lessee to determine any underlying conditions (wetlands, topography, site lines, easements, etc. each of which may cause the relocation of the Premises and Display) and will be shown on a site plan drafted by Lessee ("Site Plan"). Upon completion of the Site Plan, the Site Plan shall be attached hereto as Exhibit C and the Premises as identified on the Site Plan shall thereafter be deemed the Premises for all purposes under this Lease. In the event of an inconsistency between Exhibit B and the Site Plan Exhibit C, the Site Plan shall control.



Exhibit "C"

Site Plan

(Site Plan to be inserted)



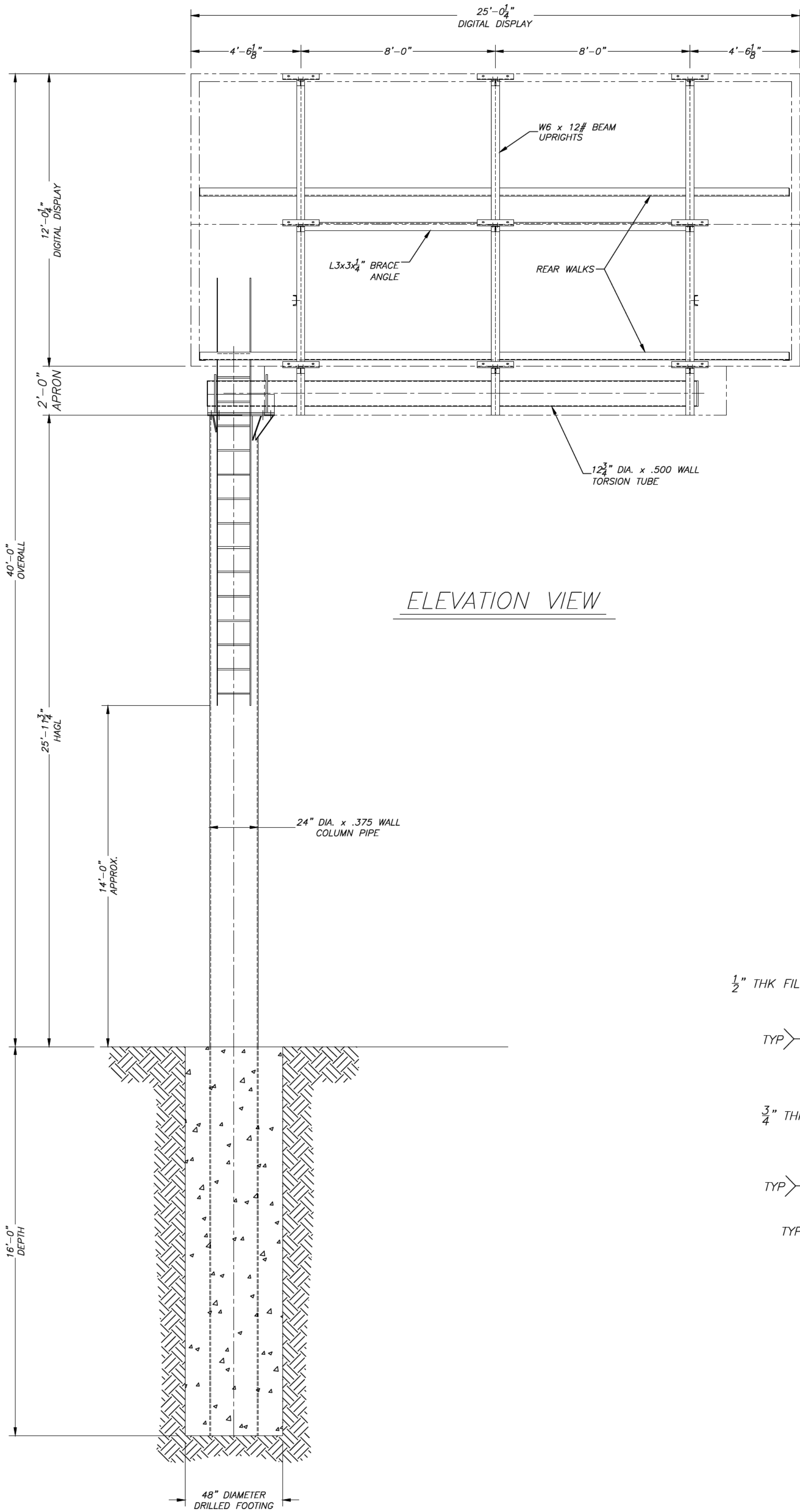
SECTION	REQUIRED	PROPOSED
181-141	ZONING DISTRICT	GATEWAY COMMERCIAL
181-141(a)	MAXIMUM SIGN AREA PER FACE	300 SQ. FT.
181-141(a)	MAXIMUM SIGN AREA LENGTH	50 FEET
181-141(a)	MAXIMUM SIGN AREA WIDTH	12 FEET
181-141(b)	MAXIMUM HEIGHT / GROUND LEVEL OF SUPPORT STRUCTURE	40 FEET FROM GRADE OF SUPPORT STRUCTURE
181-141(b)	MINIMUM SETBACK FROM PROPERTY LINE	20 FEET
181-141(b)	MINIMUM SETBACK FROM RIGHT-OF-WAY	25'0"
181-141(b)	MINIMUM DISTANCE FROM ANOTHER OFF-PREMISES ADVERTISING SIGN	11'6"
181-141(b)	MINIMUM DISTANCE FROM RESIDENTIAL ZONING DISTRICT WITH THE BOROUGH	739.92 FEET
181-141(c)	MINIMUM OFF-PREMISES ADVERTISING SIGN PER LOT	1
181-141(d)	MINIMUM LOT SIZE	10,000 SQ. FT.
181-141(e)	PROHIBITED IN-ROAD LIGHTING	344,688' FEET
181-141(f)		12:00 MIDNIGHT AND SUNRISE
		12:00 MIDNIGHT AND SUNRISE

* PROPOSED OFF-PREMISE ADVERTISING SIGN WILL COMPLY WITH PA
DEPT OF TRANSPORTATION REGULATIONS

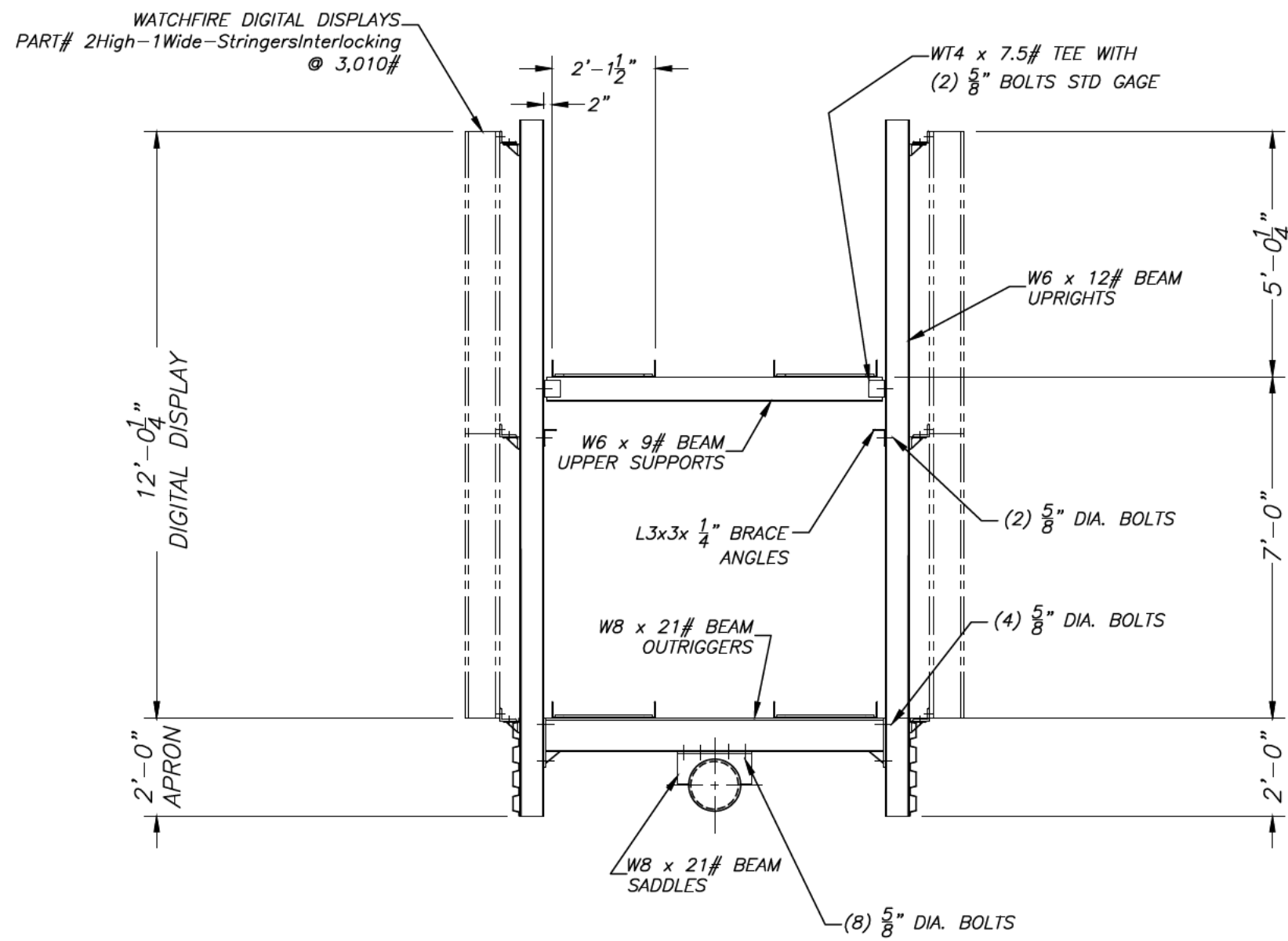
** PROPOSED OFF-PREMISE ADVERTISING SIGN WILL NOT DISPLAY
CONTENT PROHIBITED BY 18 Pa.C.S.A. 5904

[illegible]

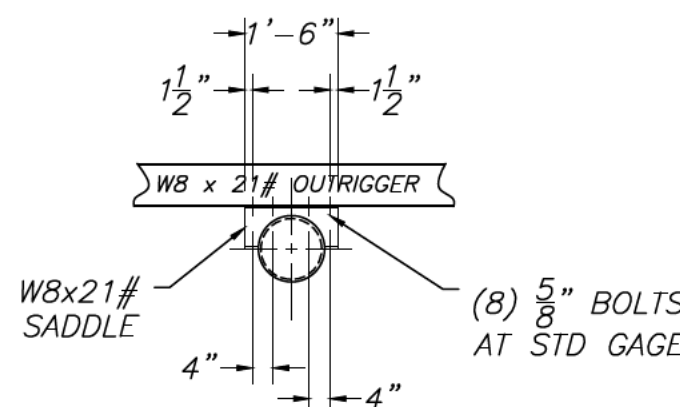
REV.	CHANGE	BY	DATE



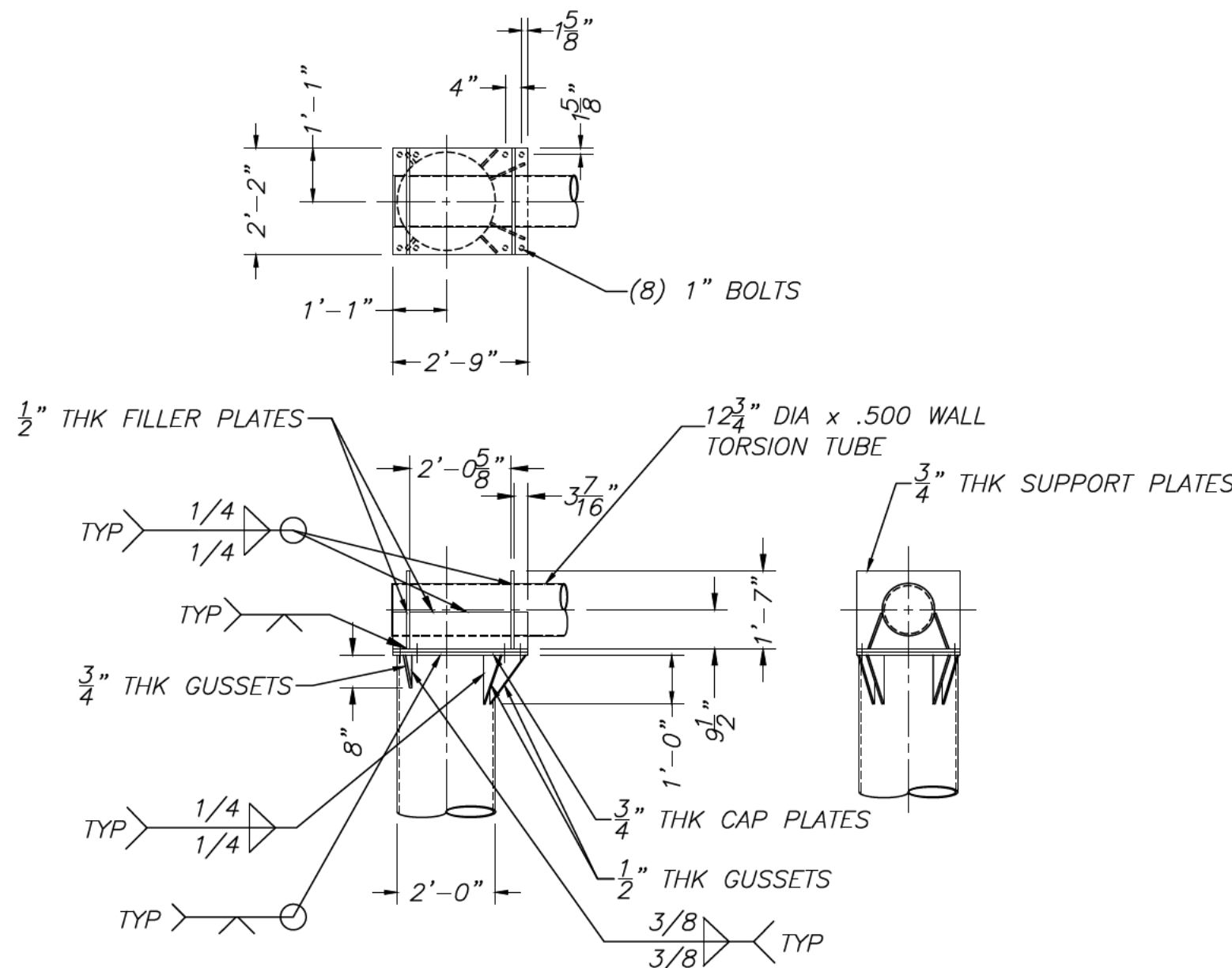
ELEVATION VIEW



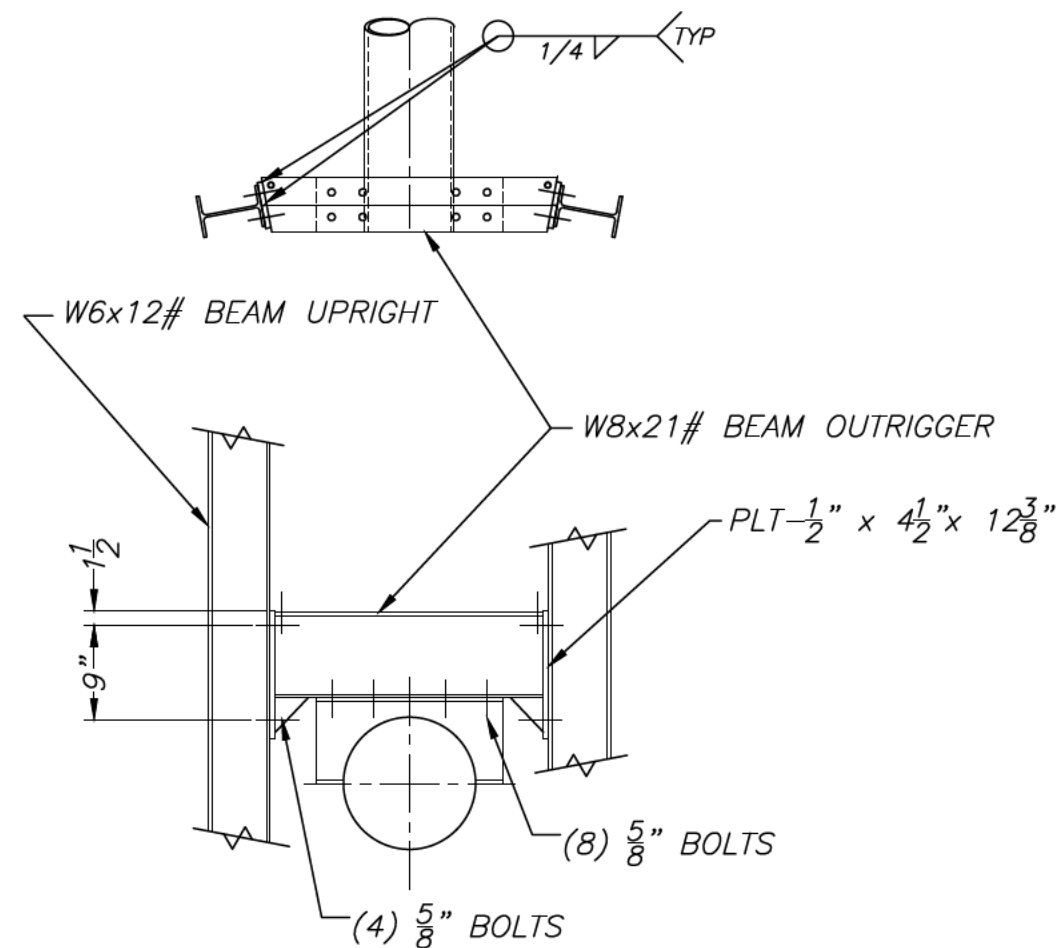
CROSS SECTION VIEW



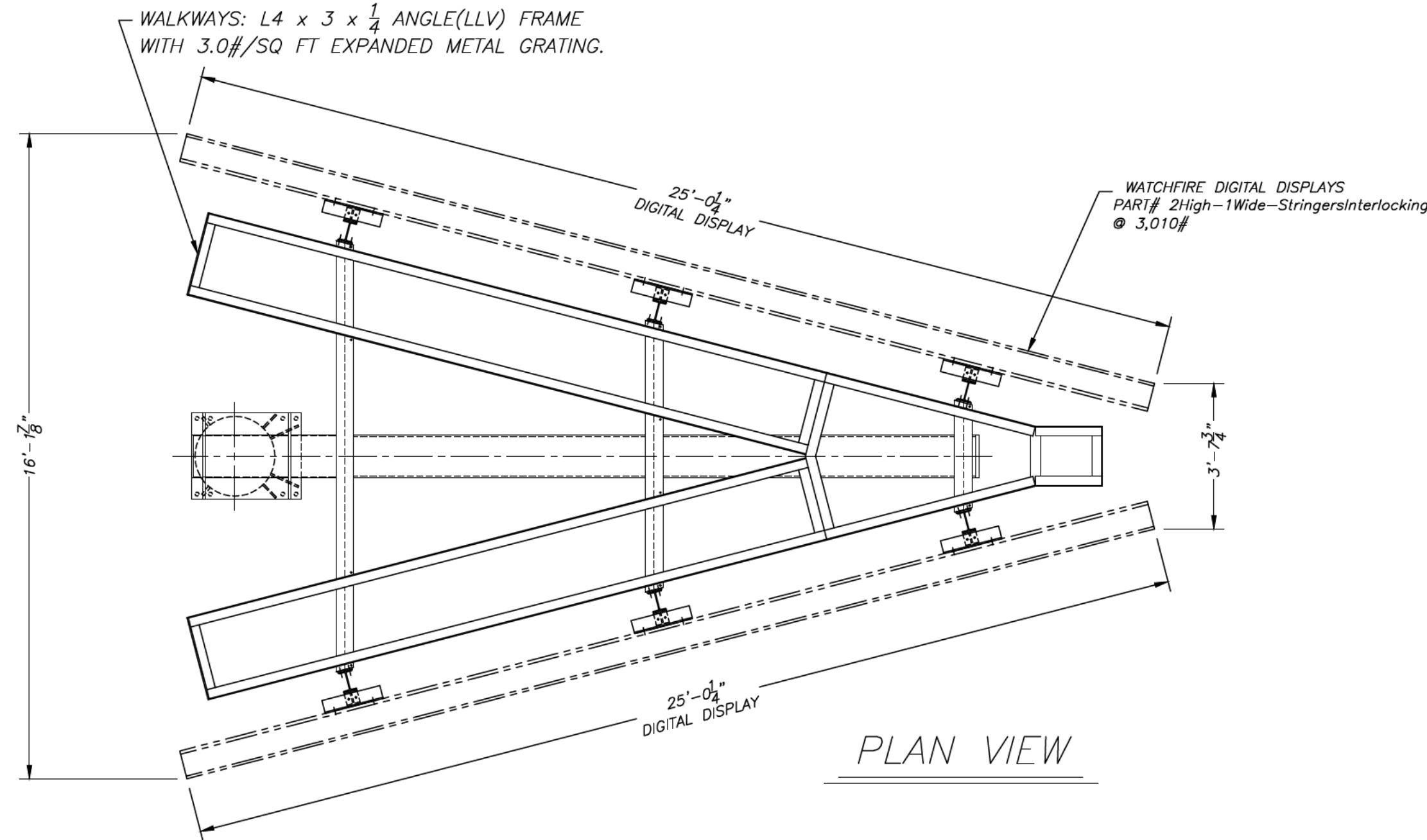
SADDLE TO OUTRIGGER CONN.



TORSION TUBE CONNECTION



UPRIGHT ATTACH DETAIL



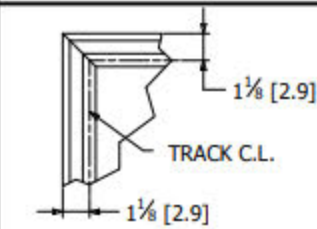
SPECIFICATIONS:

- STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
- PIPE SECTIONS: A.P.I. 5L X52
- BOLTS: MINIMUM 1/2" DIAMETER UNC. ALL BOLTS GRADE F3125 A325 UNLESS OTHERWISE SPECIFIED.
- CONCRETE: 3000 P.S.I. @ 28 DAYS.
- HORIZONTAL SOIL PRESSURE: 300#/FT²/FT.
- THIS DESIGN MEETS THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (3 SEC GUST) WIND SPEED, RISK CATEGORY II, AND EXPOSURE "C".
- ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
- ALL WALKWAYS TO HAVE SAFETY CABLES
- REINFORCING BAR: ASTM A-615 GRADE 60 (REBAR IS NOT REQUIRED IF FIBER REINFORCED CONCRETE IS USED.)
- WIND LOADING EXCEEDS SEISMIC LOADING.
- DESIGNED FOR WEIGHT OF (2) DIGITAL UNITS @ 3,010#/EA.

PRODUCTIVITY FABRICATORS

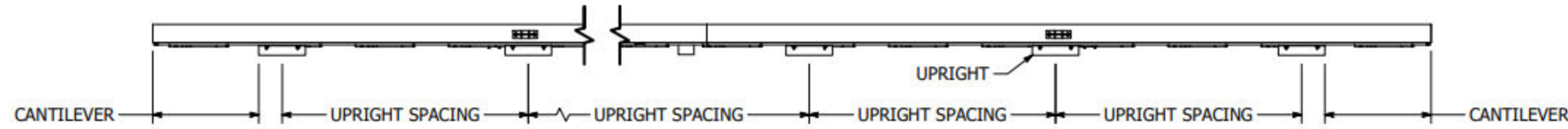
SCALE: NONE	DRAWN BY:
DATE: 03/23/21	P. PLATT
12' x 25' FLAG, LE, 15' V, 40'-0" OVERALL	
610 (L) JENKINTOWN LANDING HOLDINGS, LLC	DRAWING NUMBER 65-9229

EXTRUDED REAR TRACK DETAILS



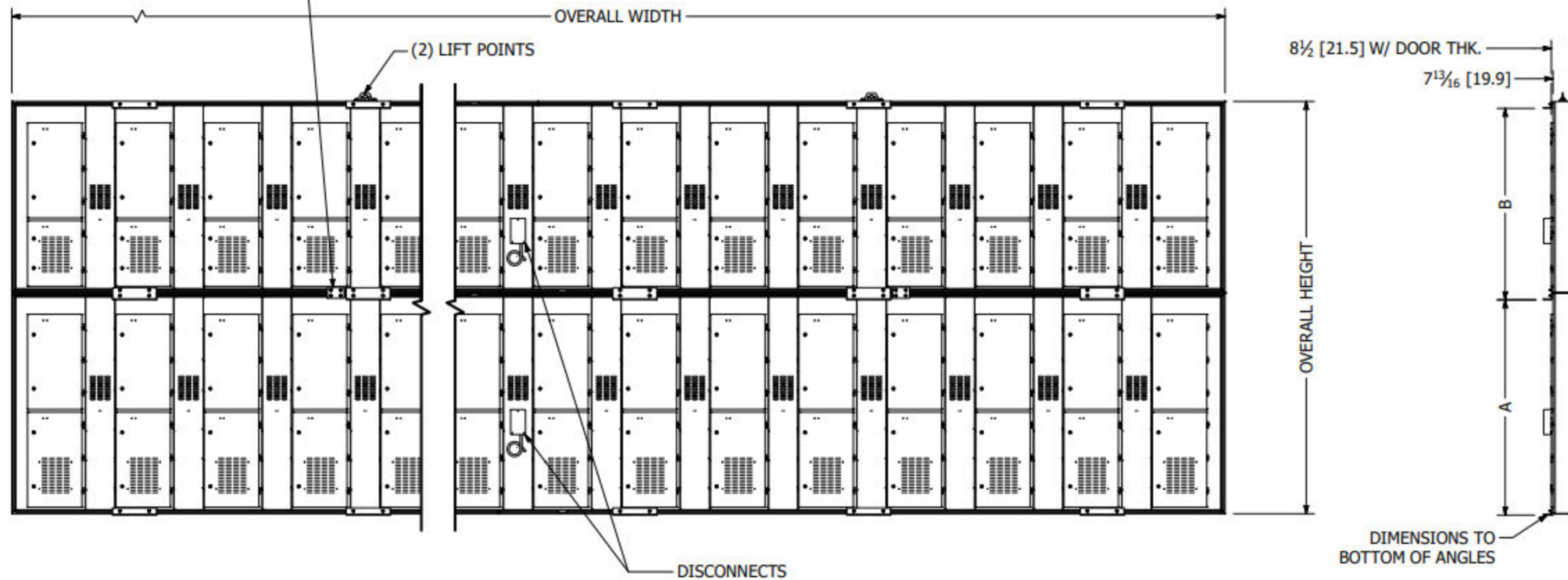
TYPICAL EDGE OF CABINET
TO TRACK C.L. OFFSET

NOTES:
1. ELEVATION DIMENSIONS ARE TO
CENTER LINE OF TRACK.



NOTE: THE MATING EXTRUSIONS BETWEEN CABINETS ARE INTERLOCKING EXTRUSION TYPE.

LIFTING PLATES INSTALLED IN LINE WITH LIFTING
POINTS. PLATES CAN BE MOVED IF THEY INTERFERE
WITH MOUNTING HARDWARE IN THESE LOCATIONS.



CABINET SPECIFICATIONS	
SIGN ID	1481992
OVERALL HEIGHT	144.30 [366.4]
OVERALL WIDTH	300.30 [762.6]
VIEWING HEIGHT	144.00 [365.8]
VIEWING WIDTH	300.00 [762.0]
WEIGHT	2707 lbs.
WEIGHT W/HARDWARE	3008 lbs.
ELECTRICAL	
VOLTAGE	240
TOTAL AMPS	24.0
KILOWATT HR/DAY	29.9 KWHrs
TOP DISCONNECT	12.0
BOTTOM DISCONNECT	12.0
CLAMP LOCATION	
DIMENSION "A"	69.88 [177.5]
DIMENSION "B"	72.13 [183.2]
WIND LOAD REQUIREMENTS	
UPRIGHT QTY. (MIN.)	3
SPACING (MAX.)	115.20 [292.6]
CANTILEVER (MAX.)	57.60 [146.3]
SPACING (OPTIMAL)	100.08 [254.2]
CANTILEVER (OPTIMAL)	50.05 [127.1]

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DIMENSION STYLE
INCHES [CENTIMETERS]
ALL DIMENSIONS ARE U.S. IMPERIAL UNITS, UNLESS OTHERWISE SPECIFIED. STANDARD TOLERANCES APPLY TO ALL DIMS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO REFERENCE DIMS (XXX.XXX)

TOLERANCES
OVERALL SIGN DIMENSION..... ± 1/4"
LINEAR DIMENSION..... ± 1/16"
ANGULAR DIMENSION..... ± 1°
STRAIGHTNESS..... ± .020"/ft.
OVERALL DIAGONAL TOLERANCE ± 1/8"

THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEES ABOUT THE SUITABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.

MODEL REV
1 0

DRAWG REV
1 0

THIRD ANGLE PROJECTION
SHEET 1 OF 2

DESCRIPTION
2 High - 1 Wide - Stringers Interlocking Template
MATERIAL
DATE CREATED 7/14/2020
DRAWN BY T. Prather
PART NUMBER 2 High - 1 Wide - Stringers Interlocking
VAULT LOCATION: Designs\9 Users\Brent\Install Drawing Template\2 High - 1 Wide - Stringers Interlocking.idw

Watchfire Field Service Technician Responsibilities

- Provide technical support related to sign assembly, mounting and wiring during installation. Technician will explain and offer advice on all aspects of installation.
- The Watchfire Technician is present in an advisory role to the installer, ultimate authority of the installation resides with the installer and electrician on site.
- Train customers on the use of sign scheduling software, Ignite®.

Sign Installer Responsibilities

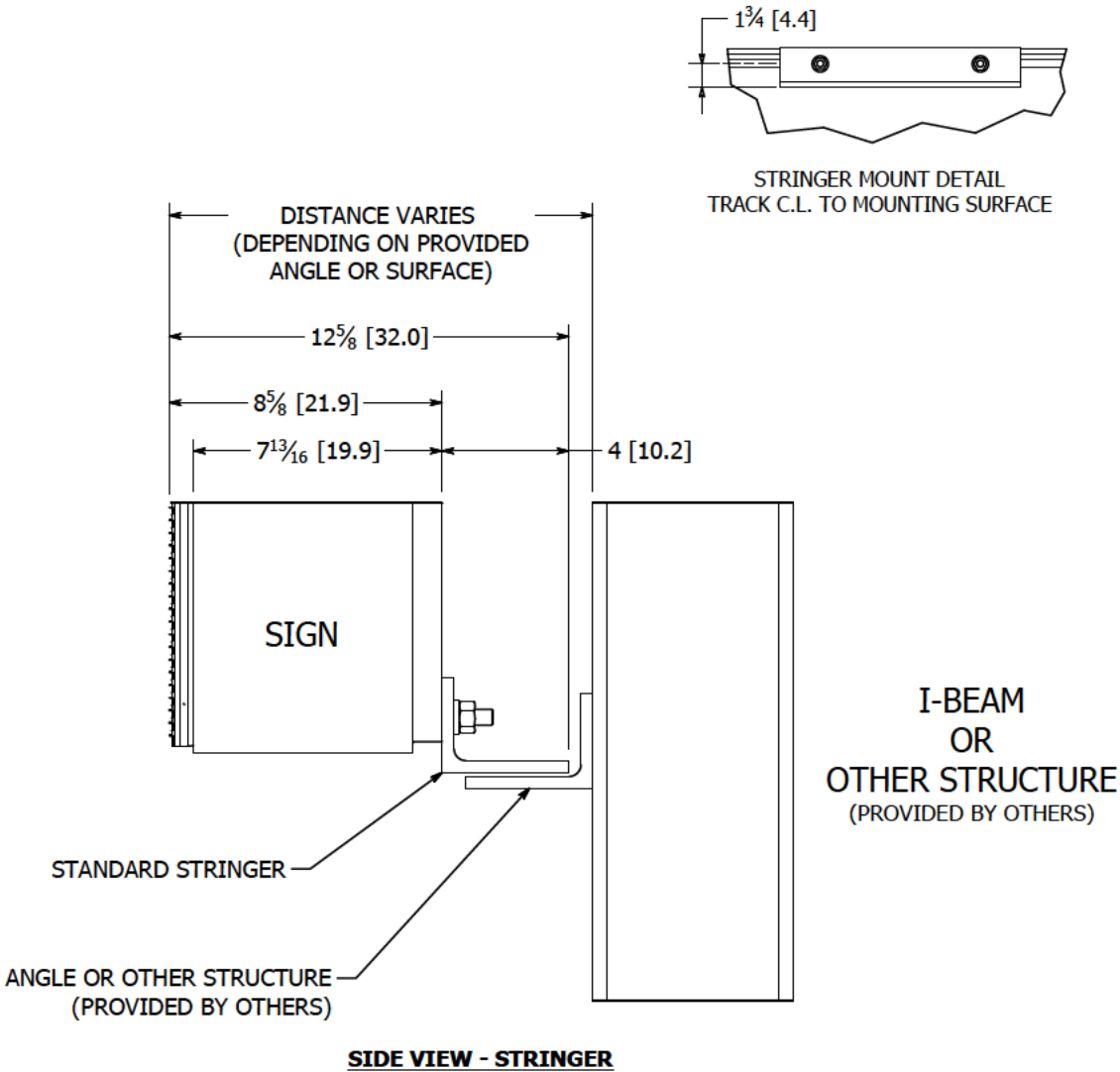
- Verify winds are not in excess of 15mph at the time of install.
- Lift sign off the truck utilizing lifting points.
- Assemble the sign if shipped in multiple sections. Signs over 10'1" in height and or greater than 48'4" in length are shipped in multiple sections. Signs 10'1" and under in height and also less than 48'4" in length are shipped in one section and do not require assembly.
- Insure the sections are never left to free-stand and are always secured by the crane or framing during the installation and stacking process.
- Attach Watchfire provided camera to the camera boom. Once attached, run the camera cable from the camera, inside the boom and down the entire length of the boom. Secure the camera boom bracket to the sign corner and then attached the camera boom. (Consult the onsite Watchfire technician for alternate mounting locations if required.) Connect the webcam cable to the POW48 inside the sign cabinet.
- Mount the Sign.

Electrician Responsibilities

- Pre-install**
- Install electrical service and meter at jobsite.
 - Install main circuit panel.
 - Install conduit and wiring from the distribution panel to a junction box at the top of the structure.
- Installation Day**
- Attach Watchfire provided temperature sensor to the structure. Typically, the sensor will mount easily on the bottom of the catwalk or bottom edge of the sign cabinet. Route the cable through the hole in the bottom of the sign and to the first flare.
 - Upon completion of the sign installation, the electrician must run power lines to the disconnects on the back of each sign section.
 - Verify all local electrical codes are adhered to.
 - Verify the correct voltage and that there are 2 hot-legs, 1 neutral and 1 ground wire.
 - Turn on power.
 - If power is not applied on the day of install, you MUST contact Watchfire support before cycling power for the first time.

Failure to follow recommended installation procedures could result in voided warranty.

MOUNTING

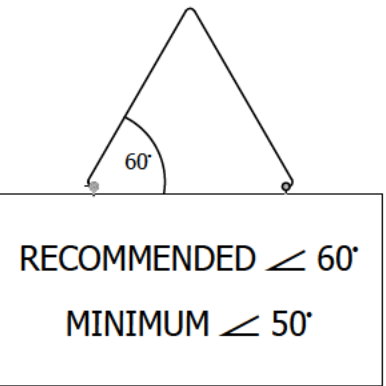


WIND LOAD

IBC2018 AND ASCE7-16
175 MPH 3 SECOND WIND GUST
EXPOSURE C
RISK CATEGORY II
SIGN HEIGHT ABOVE GRADE = 100 FT MAX

THESE CALCULATIONS ASSUME THE SUPPORTING
STRUCTURE (DESIGNED BY OTHERS) ALSO MEETS
APPROPRIATE CODES, AND THE USE OF A WATCHFIRE
PROVIDED MOUNTING SYSTEM.

LIFTING



STRAP LENGTH EQUAL TO HALF OF SIGN LENGTH

<div><div>watchfire</div><div><div>THE INFORMATION, DATA, AND DRAWINGS CONTAINED WITHIN THIS DOCUMENT ARE STRICTLY CONFIDENTIAL AND ARE PROVIDED WITH THE UNDERSTANDING THAT THEY WILL NOT BE DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF WATCHFIRE SIGNS, LLC.</div><div>ALL INFORMATION, ILLUSTRATIONS, SCREEN SHOTS, DATA, AND DRAWINGS CONTAINED WITHIN COPYRIGHT © 2020 WATCHFIRE SIGNS, LLC, ALL RIGHTS RESERVED.</div></div></div>	DIMENSION STYLE	TOLERANCES	THIS DRAWING IS FOR THE PURPOSE OF PROVIDING DIMENSIONS ONLY ON WATCHFIRE PRODUCTS. ALL ELEMENTS OF THE SIGN STRUCTURE WILL BE PROVIDED BY OTHERS AND WATCHFIRE MAKES NO GUARANTEES ABOUT THE SUITABILITY OF THE STRUCTURE FOR THE SITE. ANY INFORMATION PROVIDED RELATING TO THE SIGN STRUCTURE IS FOR ILLUSTRATIVE PURPOSES ONLY.	MODEL REV	DRAWG REV	THIRD ANGLE PROJECTION	DESCRIPTION		
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							VAULT LOCATION: Designs\9 Users\Brent\Install Drawing Template\1 High - 1 Wide - Stringers idw		