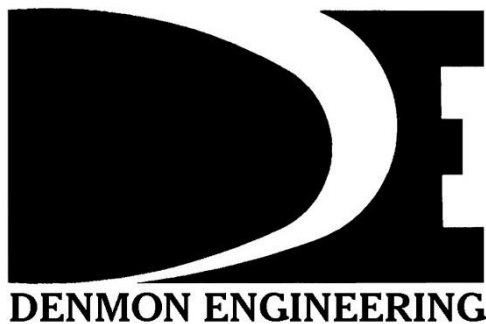


EXHIBIT G

EAST OUACHITA DEVELOPMENT

BILLBOARD LEASE AGREEMENT



COPY

EAST OUACHITA DEVELOPMENT BILLBOARD LEASE AGREEMENT

STATE OF LOUISIANA

PARISH OF OUACHITA

SIGN LEASE AGREEMENT

THIS LEASE AGREEMENT, made this 14th day of September, 2004, by and between:

EAST OUACHITA DEVELOPMENT, L.L.C., a Louisiana limited company whose mailing address is P.O. BOX 9110, Monroe, LA, 71211, herein represented by its duly authorized managers George L. Luffey and John L. Luffey, Jr.;

MORRIS P. ALBRITTON and **DIXIE FOREMAN ALBRITTON**, husband and wife, whose mailing address is 141 Bartholomew Drive, Sterlington, LA 71280; and

W. L. ALBRITTON and **JOYCE McBROOM ALBRITTON**, husband and wife, whose mailing address is 1435 Frenchman's Bend Road, Monroe, LA 71203;

(hereinafter collectively referred to as "**LESSOR**") and

GOODVIEW OUTDOOR, L.L.C., a Louisiana limited liability company, whose mailing address is 1540 New Natchitoches Road, West Monroe, LA 71292, herein represented by Brian Dear, its duly authorized representative,

(hereinafter referred to as "**LESSEE**"), provides:

WITNESSED

"**LESSOR** hereby leases to **LESSEE**, its successors or assigns, as much of the hereinafter described premises as may be necessary for the construction, repair and location of One (1) outdoor advertising structures, including necessary structures, advertising devices, power poles, power lines to service signs, communication devices and connections, with the right of access to and egress from structure by **LESSEE'S** employees, contractors, agents and vehicles and the right to survey, maintain advertisement, maintain telecommunication devices or other activities necessary or

useful in **LESSEE'S** use of the structures to be situated at approximate location as shown on the attached sketch."

The leased premises are a portion of the property located in the Parish of Ouachita, State of Louisiana, more particularly described on the attached Exhibit "A" Sign Location # 1

1. This lease shall be for a term of Twenty (20) years commencing upon the expiration of the existing Lamar Advertising Company lease # 02445.01 - .05, estimated to be November 14, 2004, unless sooner terminated as hereinafter provided.
2. **LESSEE** shall pay to **LESSOR** a guaranteed fixed annual payment of \$6,000 per year payable quarterly. The payment period begins upon completion of construction of the billboard location. The guaranteed fixed payments shall increase by 15% at the end of each five (5) year period. In addition, **LESSEE** shall pay an annual override of 25% of the rental value received of the billboard less the fixed quarterly payments. This same increase shall apply to each 5-year period hereafter. YEARS 6 - 10 will be paid at \$6,900 per year payable quarterly. YEARS 11 - 15 will be paid at \$7,935 per year payable quarterly. YEARS 16 - 20 will be paid at \$9,125 per year payable quarterly. The first quarterly installment to be due on the completion of the construction of the billboard location. The construction period is estimated to be Ninety (90) to One Hundred Twenty (120) days from the removal of Lamar Outdoor Advertising Structures'. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designed by **LESSOR**, whether or not actually received by the **LESSOR**. Should **LESSEE** fail to pay rent or perform any other obligation under this lease within Thirty (30) days after such performance is due, **LESSEE** will be default under the lease. In the event of such default, **LESSOR** must give **LESSEE** written notice by certified mail and allow **LESSEE** Fifteen (15) days thereafter in which to cure any default.
3. **LESSOR** agrees not to erect or allow any other off-premises Billboard structures on property owned or controlled by **LESSOR** within One Thousand (1000) feet of **LESSEE'S** advertising structure(s) or to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of its advertising structure(s). **LESSEE** is hereby authorized to remove any such other advertising structure, obstruction or vegetation at its option.
4. All structures, equipment and materials placed upon the premises by the **LESSEE** shall remain the property of the **LESSEE** and may be removed by it at any time prior to or within Thirty days (30) after the expiration of the term hereof any extension or the termination of this lease for any other reason. At the termination of this

lease, **LESSEE** agrees to restore the surface of the leased premises to its original condition. The **LESSEE** shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of **LESSEE'S** advertising structure, at the sole discretion of **LESSEE**. **LESSOR** agrees to cooperate and assist **LESSEE**. All such permits shall be the property of **LESSEE**.

5. **LESSOR** represents that he is the Owner of the property subject to this Lease Agreement, or has the right to locate advertisement signs on the property of the premises described above and has the right to grant **LESSEE** free access to the premises to perform all acts necessary to carry on **LESSEE'S** business. In the event of any changes of ownership of the property hereby leased, **LESSOR** agrees to give the new owner formal written notice of the existence of the lease and to deliver a copy thereof to such new owner at or before closing. In the event that **LESSEE** assigns this lease, assignee will be fully obligated under this lease.

6. The premises Are Not homestead of the **LESSOR**.

7. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the **LESSOR** grants the **LESSEE** the right to relocate its structure on **LESSOR'S** remaining property adjoining the condemned property or the relocated highway. This provision shall not apply if **LESSOR** has no suitable property adjacent to the condemned property or relocated highway.

8. **LESSEE** agrees to indemnify, and hold **LESSOR** harmless from all claims of injury and damage to **LESSOR** or third parties arising from the installation, maintenance, or dismantling of any advertising structures or displays during the term of this lease and to repair any damage to the leased premises resulting from the installation, maintenance, or dismantling of such advertising structures or displays, less ordinary wear and tear.

9. **LESSOR** agrees to indemnify **LESSEE** from any and all damages, liability costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty, or obligation of **LESSOR** herein.

10. If required by **LESSEE**, **LESSOR** will execute and acknowledge a memorandum of lease suitable for recordation.

11. This entire agreement is subject to Goodview Outdoor, L.L.C. obtaining the necessary permission from the Department of Transportation and city and local governmental bodies, in absence of which all parties shall be released of liability.

12. **LESSOR** hereby grants to **LESSEE** for 12 months, an irrevocable first right of refusal to renew this ground lease as long as **LESSEE** matches any bona fide written offer from another advertising company, said 12 month period beginning at the end of the lease term(s) and any extension of this lease. This first right of refusal shall expire at the end of the 12 month period specified above or 30 days following written notice from **LESSOR** being delivered to **LESSEE** specifying the final terms of the proposed ground lease which has been made to **LESSOR** by another advertising company, unless **LESSEE** delivers to **LESSOR**, on or before the 30th day following **LESSEE'S** receipt of the notice from **LESSOR**, that **LESSEE** agrees to match said lease terms.

13. This lease survives any sale of the subject property and is fully assumable by any new owner of the subject property.

14. The economics of this proposal is based on Goodview Outdoor, LLC being able to install Tri-visions on the right hand read of each location. Should the City of Monroe should not allow Tri-visions at these locations, **LESSOR** agrees to renegotiate in good faith, the ground lease payments owed hereunder and should the **LESSOR** and **LESSEE** fail to agree on a reasonable ground lease hereunder, **LESSEE** shall have the right to cancel this lease agreement.

15. **LESSEE** agrees that it shall not allow any advertising or promotional material that is generally deemed to be illegal or immoral.

16. **LESSEE** agrees to indemnify **LESSOR** from any damages, expenses, lost income or other sums incurred by Lamar Outdoor Advertising, Inc. (including any corporately related entity, hereinafter referred to jointly as "Lamar") and legally assessed against the **LESSOR**, cause by the termination, expiration and/or denial or hindrance of Lamar's rights under that certain lease between Lamar and **LESSOR** that presently burdens the leased premises hereunder, if and when said is assessed again the **LESSOR** by final judgment of a Court of Law or equity, provided that (i) **LESSOR** provided **LESSEE** with prompt notice of the existence, or potential existence, of any such claims by Lamar, with such time as is sufficient for **LESSEE** to defend against the claim incurred by Lamar, (ii) **LESSOR**, and its past, future and present officers, members, managers, representatives and agents, cooperate an assist **LESSEE** in the defense of the claims brought by Lamar against the **LESSOR**, and (iii) the damages, expenses, lost income or other sums incurred are caused by **LESSOR** entering into this Agreement with **LESSEE** and/or the actions taken by **LESSOR** and/or **LESSEE** to construct the outdoor advertising structure provided for herein, and/or conducting the actions contemplated herein, and/or wrongfully denying Lamar the opportunity to continue its outdoor activities presently conducted by Lamar.

17. Upon being notified of an actual or potential claim by Lamar, **LESSEE** agrees to promptly evaluate the nature of the claims by Lamar, and inform **LESSOR**, whether or not **LESSEE** will retain attorneys and other expertise to defend **LESSOR**, or whether **LESSEE** will pay the cost of the defense by attorneys and other expertise chosen by **LESSOR**. Upon receipt of notice of an actual or potential claim by Lamar, **LESSEE** shall bear the cost of defending all claims asserted by Lamar, either by paying the cost of defense incurred by attorneys and other experts chosen by **LESSOR**, or by retaining attorneys and other experts to defend the actions of **LESSOR**, and in either case at the expense of **LESSEE**. Provided that **LESSEE** pays all costs of any settlement or compromise proposed by, or agreeable to Lamar, **LESSEE** shall have the authority (but not the obligation) to so settle and compromise any claims raised by Lamar which if successfully pursued would be covered by this indemnity agreement.

THUS DONE AND SIGNED before the undersigned Notary Public, duly qualified in and for the Parish of Ouachita, State of Louisiana, and before the undersigned competent witnesses on this the 14th day of September, 2004.

WITNESSES:

EAST OUACHITA DEVELOPMENT, L.L.C.,
Lessor

Alice P. Bee

By: George L. Luffey
George L. Luffey

Mandi May

TAX ID

By: John L. Luffey, Jr.
John L. Luffey, Jr.

[Signature]
NOTARY PUBLIC

THUS DONE AND SIGNED before the undersigned Notary Public, duly qualified in and for the Parish of Ouachita, State of Louisiana, and before the undersigned competent witnesses on this the 14th day of September, 2004 2004.

WITNESSES:

GOODVIEW OUTDOOR, L.L.C, Lessee

Mandi Maza

By: Brian Dear
Brian Dear

Delia Elledge

TAX ID

[Signature]

NOTARY PUBLIC

THUS DONE AND SIGNED before the undersigned Notary Public, duly qualified in and for the Parish of Ouachita, State of Louisiana, and before the undersigned competent witnesses on this the 14th day of September, 2004 2004.

WITNESSES:

Mandi Maza

[Signature]
MORRIS P. ALBRITTON, Lessor

Delia Elledge

[Signature]
DIXIE FOREMAN ALBRITTON, Lessor

[Signature]
NOTARY PUBLIC

THUS DONE AND SIGNED before the undersigned Notary Public, duly qualified in and for the Parish of Ouachita, State of Louisiana, and before the undersigned competent witnesses on this the 14th day of September 2004.

WITNESSES:

Liane P. Lee

W. L. Albritton
W. L. ALBRITTON, Lessor

Mandi Maya

Joyce McBroom Albritton
JOYCE McBROOM ALERITTON, Lessor

[Signature]
NOTARY PUBLIC