

Prepared by:

David E. Wilson
Associate General Counsel
Drury Development Corporation
8315 Drury Industrial Parkway
St. Louis, MO 63114
(314) 423-6698

Space above this line for Recorder of Deeds

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated as of the June 22, 2005 is entered into by and between **COBB RIVER ROAD FARM, L.L.C.**, a Mississippi limited liability company, whose address is 944 River Road, Sardis, Mississippi 38666 ("Lessor") and **DRURY DEVELOPMENT CORPORATION** by and through its manager, **DRURY DISPLAYS, INC.**, a Missouri corporation whose address is 8315 Drury Industrial Parkway, St. Louis, Missouri 63114 ("Lessee"), and

In consideration of the rents reserved and the terms, covenants, agreements, and conditions contained in the Billboard Lease for an outdoor advertising billboard structure, dated of even date herewith (the "Lease"), made between Lessor and Lessee, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor a parcel of land located in the State of Mississippi, more fully described on the attached Exhibit A, which is incorporated herein for all purposes (the "Premises").

TO HAVE AND TO HOLD the Premises for an initial term commencing on the 1st day of August, 2005 and continuing through the 31st day of July, 2020 . Lessee has the right to negotiate the renewal of this Lease and upon expiration or termination Lessee has the first right of refusal to operate a billboard on the Leased Premises.

Lessor and Lessee desire to record this Memorandum of Lease for the purpose of placing the public on notice of inquiry as to the specific provisions, terms, covenants, and conditions of the Lease, all of which are incorporated herein by reference with the same force and effect as if herein set forth in full.

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After Recording, Return To:
Baskin, McCarroll, McCaskill & Campbell, PA
PO Box 190
Southaven, MS 38671
(662) 349-0664
File No: 905111 Initials: SDH



Lessor and Lessee have duly executed this Memorandum of Lease effective as of the date first stated above.

LESSOR:

LESSEE:

COBB RIVER ROAD FARM, L.L.C.

DRURY DEVELOPMENT CORPORATION

By and through its Manager

DRURY DISPLAYS, INC., d/b/a DDI Media

By: *Royce C Cobb*
Royce C. Cobb
Managing Member

By: *V. Miller*
Vincent J. Miller, Vice President
and General Manager

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 20th day of July, 2005, before me appeared Vincent J. Miller, to me personally known, who, being by me duly sworn, did say that he is a Vice President of Drury Displays, Inc., a Missouri corporation, and that the foregoing instrument was signed in behalf of such corporation by authority of its Board of Directors; and acknowledged such instrument to be the free act and deed of such corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County and State above stated, the day and year first above written.

Claudia E. Lammert
Notary Public

CLAUDIA E. LAMMERT
Notary Public - Notary Seal
My Commission Expires:
STATE OF MISSOURI
St. Louis County
My Commission Expires: June 1, 2007

STATE OF MISSISSIPPI)
COUNTY OF Panola) SS.

On this 2nd day of August, 2005, before me appeared Royce C. Cobb, to me personally known, who, being by me duly sworn, did say that he is the Managing Member of Cobb River Road Farm, L.L.C., a Mississippi limited liability company, and that the foregoing instrument was signed in behalf of such limited liability company by authority of its members, and acknowledged such instrument to be the free act and deed of such limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County and State above stated, the day and year first above written.

Cynthia Prince
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 8, 2009
ISSUED THRU STEGALL NOTARY SERVICE

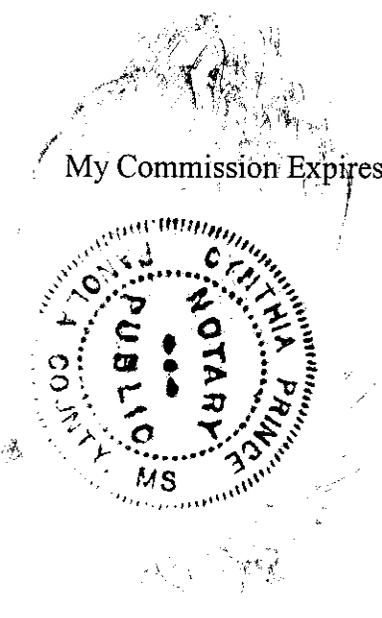


EXHIBIT A

PREMISES

A portion of a parcel of land located on the west side of Interstate 55 approximately one (1) mile north of Route 35 (Exit #246) and known as Parcel 002 located in the West Half of the West Quarter of the East Half of Section 23, Township 85 South, Range 7 West in the County of Panola, State of Mississippi