

Project: Clear Channel Convention Cener (Billboard)
County Lease File #7011
Clear Channel File #14592

CLEAR CHANNEL OUTDOOR, LLC

And

ORANGE COUNTY, FLORIDA

FIRST AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE (this "Amendment"), dated to be effective on December 1, 2025 (the "Effective date") is made and entered into by and between CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company (the "Tenant"), and Orange County a charter county and political subdivision of the state of Florida (the "Landlord").

RECITALS

A. Landlord and Tenant (collectively, the "parties" and each, individually, a "party") are parties to that certain Lease Agreement 9/25/1992 (the "Lease"), by and between Landlord and Tenant, as extended and modified by that certain agreement dated 09/17/2002 and 11/30/2012 and further extended by mutual agreement on 11/15/2015, and 6/26/2020 (the "Lease").

B. Pursuant to the Lease, Tenant is leasing from Landlord certain real property located at 9800 International Drive, Orlando, FL as more particularly described therein for the purpose of erecting, maintaining, operating (whether physically on-premise or via remotely changeable off-premise technology), improving, supplementing, posting, painting, illuminating, repairing, repositioning and/or removing outdoor advertising structures, including, without limitation, fixture connections, electrical supply and connections, panels, signs, copy and any equipment and accessories as Tenant may place thereon (collectively, the "Structures")

C. The Parties desire to amend and modify certain terms of the Lease as provide herein.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Except as otherwise defined herein, capitalized terms used in this Amendment shall have the meanings assigned to such terms in the Lease.
2. The term of the Lease is hereby extended for a period of One (1) year from December 1, 2025, to November 30, 2026 (the "Extension Term") and shall continue for Five consecutive 1-Year terms, unless either party gives the other party Ninety (90) days written notice of termination prior to the end of such Extension Term.

Project: Clear Channel Convention Cener (Billboard)
County Lease File #7011
Clear Channel File #14592

3. The parties shall have the right to terminate this Lease at any time after December 1, 2025, by providing the other party one hundred and eighty (180) days prior written notice of said termination.
4. Beginning on December 1, 2025 ("Extension Term Commencement Date"), rent to be paid pursuant to the Lease shall be amended and the new rent to be paid by Tenant to Landlord shall be Two Hundred and Forty Thousand Dollars (\$240,000.00) payable annually in advance. In addition, within Thirty (30) days following the one (1) year period after December 1, 2025, and each anniversary thereof, Tenant shall pay to Landlord the amount, if any, by which Forty (40%) percent of the annual net advertising revenue (defined as gross advertising revenue less agency commissions) indefeasibly received and recognized by tenant for the outdoor advertising structures located at the property in respect of such one-year period exceeds the Base Rent during such year (Percentage Rent).
5. Business Automobile Liability – The Agency shall maintain coverage for all owned; non-owned and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with limits of not less than \$500,000 per accident. In the event the Agency does not own automobiles the Agency shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.
6. The notice addresses as set forth in the Lease shall be amended as follows:

As to Landlord: Orange County, Florida
Real Estate Management Division
Attn: Manager
P.O. Box 1393
Orlando, Florida 32802-1393

And

Orange County, Florida
County Attorney's Office
Attn: County Attorney
P.O. Box 1393
Orlando, Florida 32802-1393

As to Tenant: Clear Channel Outdoor, LLC
5333 Old Winter Garden Road
Orlando, FL 32811

With a copy to: Clear Channel Outdoor, LLC
Attn: Legal Department
2325 East Camelback Road, Ste. 250
Phoenix, AZ 85016

7. Except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.

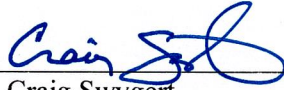
Project: Clear Channel Convention Cener (Billboard)
County Lease File #7011
Clear Channel File #14592

8. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be properly executed as of the First Amendment to Lease Agreement on the dates indicated below.

TENANT:

CLEAR CHANNEL OUTDOOR, LLC,
a Delaware limited liability company

By: 

Name: Craig Swygert

Title: President, Central FL Markets

Date signed: 9/8/25

Project: Clear Channel Convention Cener (Billboard)
County Lease File #7011
Clear Channel File #14592

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be properly executed
as of the First Amendment to Lease Agreement on the dates indicated below.

LANDLORD:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings
Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

Printed Name: _____