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THIS AGREEMENT entered into this 30th day of March, 1972, by and between WILLIAM D. KADBOORD, as Trustee and individually, and KONNIE KADBOORD, his wife, hereinafter referred to as "Kadboard," and MFW INVESTMENTS, INC., also known as MFW, INC., hereinafter referred to as "MFW,"

WITNESSETH:

WHEREAS, Kadboard is the owner and lessor under a lease recorded in O. R. Book 1191, at Page 68, of the Public Records of Brevard County, Florida, and which lessee's interest thereunder was subsequently assigned to MFW under assignment recorded in O. R. Book 1191, at Page 70, of the Public Records of Brevard County, Florida, and further modified under a Lease Agreement recorded in O. R. Book 1200, Page 716, of the Public Records of Brevard County, Florida, on the following described property:

The North One Hundred Thirty (130) feet of Lot 1, Block 7, Cocoa Ocean Beach, Brevard County, Florida, as recorded in Plat Book 10, Page 18, of the Public Records of Brevard County, Florida,

and

WHEREAS, MFW has proceeded to convert the subject real property together with the improvements thereon into a condominium complex, and

WHEREAS, the parties herein wish to clarify for themselves and for others their interests in the subject real property, improvements thereon, and any personal property located on or about said premises, and

WHEREAS, MFW has requested that the ground rental under the aforesaid lease be assessed against the individual owners of condominium units only, in proportion to their respective interests and obligations, and that any failure of a condominium owner to meet his respective obligation of rental payment shall not be chargeable to those other owners of units who do comply, and

#1234 REC 915

WHEREAS, Kabboord desires to cooperate in carrying out the purposes for a condominium on the subject premises;

NOW, THEREFORE, in consideration of the covenants, promises, and agreements herein contained, the parties hereto do hereby covenant and agree to and with each other as follows:

1. Kabboord hereby renounces and disclaims any right, title, and interest in the improvements and personalty located on or about the above described real property but expressly retains its interest in fee simple to the subject real property, and as a lessor thereof to MEW as a lessee through the 30th day of April, A. D. 2070, at which time said leasehold interest shall terminate and the property shall revert to Kabboord.

2. That this instrument shall be construed to have conveyed all right, title, and interest in the said improvements and personalty to MEW as if it was an absolute bill of sale or a quit claim deed, subject to any existing mortgages.

3. Kabboord represents that the fee simple title to the said real property is vested in a trust by virtue of an irrevocable trust agreement dated the 10th day of January, 1964, by and between John J. Kabboord as donor and William Kabboord as trustee; that Kabboord has full authority to bind the pre-party interests in said trust without the joinder, consent, or knowledge of the beneficiaries of said trust.

4. That Kabboord agrees to be bound and consents to the creation and establishment of that certain condominium as set forth in that Declaration of Condominium of the Dolphin Beach Apartment Condominium, together with all references made therein and all the exhibits made a part thereof, as recorded in O. R. Book 1220, at Pages 482 through 518, of the Public Records of Brevard County, Florida, subject, however, to the covenants and agreements made herein.

5. That Kabboord agrees that the rental payment due under its lease shall be collected by the operating association of the said condominium as a common expense and shall look solely

111234 REC 316

to the owners of the apartment units for their portion of the lease payments as set forth in the said Declaration. In the event any share of common expenses is not paid within sixty days after same shall become due, then and in that event, the payment due Kibboord under the said lease as to that respective apartment shall be deemed in default. Upon such occurrence, Kibboord, as to that respective apartment, shall have a lien thereon and may proceed to enforce same in the same manner as the operating association of the condominium has in enforcing its lien against any of the individual condominium apartment owners.

6. That the net rent which MFW agrees to pay to Kibboord is as follows:

- (a) For the period of this lease commencing with the date of this agreement and continuing up to and including the 30th day of April, A. D. 1973, MFW agrees to pay in advance the total sum of \$1.00 per year.
- (b) For the period of this lease commencing with the 1st day of May, A. D. 1973, and continuing up to and including the 30th day of April, A. D. 1978, MFW agrees to pay in advance of each year the total sum of \$5,000.00 per year.
- (c) For the period of this lease commencing with the 1st day of May, A. D. 1978, and continuing up to and including the 30th day of April, A. D. 1983, MFW agrees to pay in advance of each year the total sum of \$7,500.00 per year.
- (d) For the period of this lease commencing with the 1st day of May, A. D. 1983, and continuing up to and including the 30th day of April, A. D. 1993, MFW agrees to pay in advance of each year the total sum of \$10,000.00 per year.

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(n) For the period of this lease commencing with the 1st day of May, 1993, and continuing up to and including the 30th day of April, A. D. 2070, MW agrees to pay in advance of each year the total sum of \$15,000.00 per year.

7. Those duties required to be performed as they relate to the improvements and personalty on or about said real property by MW under said lease shall be null and void and of no further force and effect.

8. The benefits and obligations of the covenants herein shall inure to and bind the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whichever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day and year first above written.

WITNESSES:

William D. Kabbord William D. Kabbord
William D. Kabbord, as Trustee
and individually.
Konnie Kabbord
Konnie Kabbord, his wife,

Martha Campbell
Martha Campbell, as President
and individually.
William M. Campbell
William M. Campbell, as Secretary
and individually.

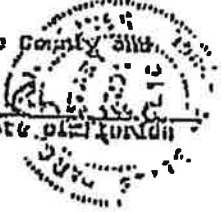
MW INVESTMENTS, INC.

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM D. KABBORD, as Trustee and individually, and KONNIE KABBORD, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes expressed therein.

WITNESS my hand and official seal in the County of Brevard, State of Florida, this 27th day of March, 1972.

Pa. Lane TP
Notary Public, State of Florida
at Largo



My commission expires:
Notary Public, State of Florida at Largo
My Commission Expires April 8, 1975

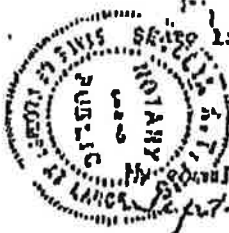
#11234 PAGE 918

STATE OF FLORIDA

COUNTY OF BREVARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared MARTHA CAMPBELL, as President of NEW INVESTMENTS, INC., and individually, and WILLIAM M. CAMPBELL, as Secretary of NEW INVESTMENTS, INC., and individually, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March, 1972.



[Signature]
Notary Public, State of Florida
at large

RECEIVED
VERIFIED
1972 MAR 31 PM 12 45
770782
Clerk of Court
FLORIDA CIRCUIT COURT

W/1191 PAGE 68

LEASE AGREEMENT FOR THE PURPOSE OF SUPERCEDING AND IN LIEU OF AND EXTINGUISHING THAT CERTAIN LEASE AGREEMENT DATED AUGUST 10, 1966 BY AND BETWEEN WILLIAM D. KADDOORD AND KONNIE KADDOORD, HIS WIFE AND LISBON HOLDING AND INVESTMENT COMPANY, LTD. A FOREIGN CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 801, PAGES 161 THROUGH 170 INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THAT CERTAIN AGREEMENT TO LEASE DATED AUGUST 1, 1968 BY AND BETWEEN WILLIAM D. KADDOORD, TRUSTEE and LEONARD D. ROBERTS (DAY STREET) LTD., RECORDED IN OFFICIAL RECORD BOOK 1039, PAGES 370 THROUGH 370-C INCLUSIVE.

THIS AGREEMENT made and entered into this 12th day of February, 1971, by and between WILLIAM D. KADDOORD, TRUSTEE, joined by his wife, KONNIE KADDOORD, hereinafter referred to as Lessor and LEONARD D. ROBERTS (DAY STREET) LTD., a Bahamian Corporation, hereinafter referred to as Lessee.

WITNESSETH:

That for and in consideration of the rent and mutual covenants, promises and agreements herein contained, the parties hereto do hereby covenant and agree to and with each other as follows:

1. DEMISE:

The Lessor does hereby let and lease unto the Lessee the following described real property, lying and being situated in Brevard County, Florida, to-wit:

The North One Hundred Thirty (130) feet of Lot 3, Block 7, Cocoa Ocean Beach, Brevard County, Florida, as recorded in Plat Book 10, page 16 of Public Records of Brevard County, Florida.

together with all the improvements, appurtenances, hereditaments and furniture thereon, subject to certain liens and encumbrances as hereafter set forth.

2. TERM:

TO HAVE AND TO HOLD the above described premises commencing on the first day of May, A.D., 1966 and extending to and ending on the thirtieth day of April, A.D., 2070.

3. RENT:

The net rent which the Lessee agrees to pay to the Lessor is as follows:

(a). For the period of this Lease commencing with the first day of May, A.D., 1966 and continuing up to and including the thirtieth day of April, A.D., 1973, the Lessee agrees to pay the Lessor in advance the sum of One Dollar (\$1.00) per year.

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(b). For the period of this Lease commencing with the first day of May, A.D., 1973 and continuing up to the thirtieth day of April, A.D., 2070, the Lessee agrees to pay to the Lessor in advance the sum of Five Thousand Dollars (\$5,000.00), per year.

(c). For the period of this lease, commencing with the first day of May, 1966 continuing up to and including the thirtieth day of April, A.D., 1973, the lessor shall receive one apartment furnished.

(d). In addition to the above payments so provided, the Lessee shall pay and continue in a current status, any and all liens and encumbrances, recorded or pending of whatsoever kind or nature, including, but not limited to the following:

(1). The First Mortgage held by Connecticut Mutual Life Insurance Company, principal and interest and any escrow which might from time to time, be required.

(2). Any and all equipment leases covering personal property located on the premises.

All of which payments and sums in addition to the net rent are hereinafter called "additional renting" or "additional rent", and is hereby made and declared to be rent, and to be due and payable as rent by the Lessee under this Lease at the time and in the manner herein provided.

4. LICENSES AND TAXES:

During the term of this Lease, commencing on the first day of May, A.D., 1966, in addition to the rental heretofore provided to be paid, the Lessee shall pay for each and every year of this Lease, all license fees, ad valorem taxes or other charges, levies, and imposts. Said taxes shall be promptly paid and the Lessor presented with receipted tax notices evidencing such payment.

5. FREEDOM FROM MECHANICS' LIENS:

The Lessee promises and agrees to pay all costs and expenses incurred for labor performed and material used to construct the building on the land herein described and to keep the said building in repair, and promises that no person shall ever be or become entitled to any lien, directly or indirectly, through or under the Lessee, or under any act or omission of the Lessee, which shall be superior in rank or dignity to the rights of the Lessor or the rental to be paid by the Lessee for the use and occupancy of the said land during the term hereof; and that all claims for labor performed or material furnished to improve the said property at any time during the term of this lease

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shall be subordinate to the rentals required to be paid by the Lessee hereunder, including the amounts required to be paid for taxes, special assessments and insurance.

NOTICE IS HEREBY GIVEN to all workmen and materialmen and others that no claim of such liens against the leased premises shall be valid, but the same shall be void and of no effect. If the Lessee shall permit any lien or claim of lien to be of record against the premises for a period of more than forty (40) days after the receipt of notice of said lien or claim of lien, it shall constitute a default and the Lessor shall have the option and right to terminate and cancel this lease.

6. INSURANCE:

During the term of this Lease, the Lessee shall maintain in effect, fire, theft, casualty and extended coverage in the minimum amount of the full insurable value of the premises and Lessor shall be named as the second loss payee, the First Mortgagee, Connecticut Mutual Life Insurance Company, being the first loss payee. The Lessee shall also maintain in effect personal liability insurance in the minimum amount of \$100,000.00, extending coverage to the Lessor as his interest appears. All such insurance shall be with companies acceptable to the Lessor and the policies shall be delivered to the Lessor to make proper disposition thereof during the Lessee's occupancy under this Lease.

7. INSURANCE LOSSES:

In case the premises shall be damaged or wholly or partly destroyed by fire, the elements and/or other causes, the Lessee covenants and agrees to repair or replace and rebuild the same promptly. If the work of repairing, replacing or rebuilding shall not be commenced within thirty (30) days, or shall not be proceeded with expeditiously, the Lessor shall have the right to cancel and terminate this Lease. Insurance proceeds payable to the Lessor shall be applied toward payment of the cost of such

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repairs, replacement and rebuilding when and as required.
If such damage is due to the fault or neglect of the Lessee,
Lessee's servants, employees, agents, visitors or licensees,
there shall be no apportionment or abatement of rent.

ii. BUILDING MAINTENANCE:

At all times during the term of this Lease, the
Lessee shall maintain the building erected on the property herein
described in a good and sound state of repair and the same shall
be kept painted, and the building and the land on which the same
is located shall be kept in a neat and clean condition. The
Lessee shall restore all damage to the said building occurring
from any cause during the term of this Lease, and the failure
to do so shall constitute a breach of the terms and conditions
of this Lease, subjecting the same to forfeiture, provided,
however, that the Lessor may not forfeit this Lease for the
failure upon the part of this Lessee to restore the building
in the event of full or partial destruction, keep the building
in repair and painted, and the premises in a neat condition,
unless he shall have first given written notice to the Lessee
of the default upon the part of the Lessee and the Lessee shall
have had a period of two (2) months in which to correct the
default as to failure to repair, paint or neat maintenance.
If the Lessee shall fail to restore any damage to the building
within six (6) months after the same shall have occurred, from
any cause, or if the Lessee shall fail to perform its obligation
to make repairs and keep the building and land in a neat and clean
condition, the Lessor may perform such work and secure such
materials as may be required to restore such damage and make such
repairs, and the amounts required to be paid for such labor
performed and materials furnished shall be collectible from the
Lessee and paid by the Lessee as rental for the property, which
shall be due and immediately payable upon demand therefor. Any

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Insurance monies receivable for any damage or destruction may be applied by the Lessor to restore the building. The Lessee shall keep all garbage and trash areas and containers enclosed and concealed and maintained in an excellent state of cleanliness.

9. EQUIPMENT MAINTENANCE:

In addition to the above, the Lessee shall keep and maintain any and all equipment in the premises in good repair and condition, and in the event any equipment will become in disrepair or lost, the Lessee shall immediately replace the same. The furniture, which is on the subject premises and a part of the property subject to this lease, shall be maintained by the Lessee in good repair, subject to normal wear and tear and depreciation. The Lessor shall pay the cost of maintenance of existing signs in the front of the premises. Substitute equipment shall become the property of the Lessor. In the event of the default or failure to perform of the Lessee as to the terms and conditions of this paragraph, the notice and correction of the same by the Lessor shall be in the manner as set forth in paragraph 8. BUILDING MAINTENANCE: of this Lease Agreement.

10. FURTHER BUILDING OBLIGATIONS:

The Lessee shall not remove the building erected upon the land during the term of this Lease; provided, however, that if the Lessee desires to demolish the building in whole or in part for the purpose of replacing the same with a new building, the Lessee may do so provided that it shall first deposit with the Lessor, or with a depository to be selected by the Lessee with the approval of the Lessor, an amount of money sufficient to pay the cost of replacing the building with one of equal or better size and construction than the one herein required to be maintained; the amount to be so deposited to be determined by the contract price for the demolition in whole or in part of the old building and the construction of the new building in accordance

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with the plans and specifications showing a building to be constructed meeting the requirements of this paragraph.

Any building erected on the leased premises shall immediately become the property of the Lessor, but subject to the use of the Lessee under the terms of this Lease.

11. UTILITY CHARGES:

The Lessee shall provide, at its own expense, water, electricity, telephone service, gas or other fuel, sewage and garbage disposal, and maintenance of grounds, and the Lessor shall not be responsible for the same.

12. GENERAL COVENANTS OF THE LESSEE:

The Lessee covenants and agrees to pay to the Lessor all rentals, additional or otherwise, required to be paid under the terms of this lease within ten (10) days after the same shall become due; to pay all taxes, imposts or assessments for public improvements promptly when the same become due and prior to default, and all premiums for insurance upon the maturity thereof, and furnish the Lessor tax receipts showing the performance of these obligations. If the Lessee shall fail to pay such taxes, imposts, or assessments for public improvements, or insurance premiums when the same shall become due, the Lessor may, for its protection, pay the same and the amount so paid shall immediately bear interest from date of payment at the rate of eight per cent (8%) per annum, and shall become a part of the rental herein required to be paid. If the Lessee shall fail to pay any rental within 30 days after the same shall become due, or fail to perform any other obligation of this Lease within the time herein required for the performance of the same, the Lessor may immediately have his action at law or in equity for the enforcement of the claims for rent or otherwise of the Lessor under this lease.

13. COVENANTS OF THE LESSOR:

The Lessor covenants, represents and warrants to and with the Lessee that he is lawfully seized of the land herein

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described, that the same is free from all liens and encumbrances, save and except those certain liens hereinabove set forth and described; that he has good right and lawful authority to lease the same unto the Lessor for the term hereof, and that he will forever warrant and defend the leasehold estate herein created in favor of the Lessor or its successors and assigns for the full terms of this Lease against the lawful claims of all persons whatsoever; provided that the Lessee and its successors and assigns shall perform its or their obligations under this Lease.

14. LIEN FOR RENT:

The Lessee hereby grants to the Lessor a lien upon all property of the Lessee placed upon the land herein described during the term of the Lease to secure the payment of the rent herein contracted to be paid and agrees that the said lien for rent may be enforced by distraint, attachment, foreclosure, or other remedy provided by law of the principles of equity, and as against the said lien for rent the Lessee and its successors and assigns do hereby waive all claims of homestead or exemption under the laws of the State of Florida or any other state as against the said claim for rent.

15. ATTORNEYS' FEES AND EXPENSES:

The Lessor agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by the Lessor in collecting the rent herein contracted to be paid if not at maturity, or in enforcing any other obligation of the Lessee which shall be and become a part of the rental secured by the lien hereof. The Lessor agrees upon his part to pay all costs and expenses, including attorneys' fees which may be incurred by the Lessee as a result of the failure upon the part of the Lessor to perform any of his covenants and agreements under this Lease.

16. PRIVILEGE OF ASSIGNMENT AND CONVEYANCE:

The Lessee ^{not} may assign, mortgage or encumber this lease, ^{but may} assign or sublease the leased premises or any part thereof, or suffer or permit the leased premises or any part thereof to be used by others, ^{unless approved by the Lessor,} it being understood, however, that the said lessee shall remain obligated under the terms and conditions of this

instrument.

If the Lessor shall convey or otherwise dispose of the real estate herein leased, the grantee or successor in title of the Lessor shall succeed to all of the rights, powers and privileges of the Lessor under this Lease and shall be entitled to receive the rentals to be paid and enforce all of the obligations of the Lessee or its successors in title under this Lease

17. DEFAULT:

If the Lessee shall make default in the performance of any obligation of this Lease within the time such performance shall be required under the terms hereof, by law or decree of a court of competent jurisdiction, the Lessor may, at his election, rescind this Lease because of such default, and shall, thereupon, be entitled to immediate possession of the land and the building thereon, and this Lease and all rights and interest of the Lessee under the same shall be terminated and at an end, and the Lessor shall immediately surrender possession of such property to the Lessor upon demand.

18. INSOLVENCY, BANKRUPTCY, ET CETERA:

If at the date fixed as the commencement of the term of this Lease, or if at any time during the term hereby demised there shall be filed by or against Lessee in any court pursuant to any statute either of the United States or of any State, a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of the Lessee's property, or there be a levy or attempted levy on this Lease or the leasehold interest of the Lessee, or if the Lessor makes an assignment for the benefit of creditors or petition for or enter into an arrangement, this Lease, at the option of the Lessor, may be cancelled and terminated and in which event neither Lessee nor any person claiming through or under Lessee by virtue of any statute or of any order of any court shall be entitled to possession or to remain in possession of the premises demised, but shall forthwith quit and surrender the premises, and Lessor in addition to the other rights and remedies Lessor has by virtue of any other provision herein or elsewhere in this Lease contained or by virtue of any statute or rule of law, may retain as liquidated

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damages any rent, security, deposit or monies received by Lessor from Lessee or others in behalf of Lessee.

19. CONDEMNATION:

If the whole of the premises shall be taken by condemnation all right of the Lessee shall immediately cease and the rent shall be apportioned and paid to the time of such condemnation, and the entire award of all damages to the premises leased and the leasehold shall be equitably apportioned between the Lessee and Lessor. If only a part of the premises shall be condemned and the condemnation shall reduce the premises to such extent as to prevent the Lessee from continuing the operation of its business on the premises, then the Lessee shall have the right to cancel and terminate this Lease.

20. RESPONSIBILITY FOR DAMAGE OR INJURY:

So long as the Lessee shall perform its obligations under this Lease, the Lessee shall be entitled to the full, free and unrestricted use and enjoyment of the leased premises during the term hereof and shall be responsible to its agents, servants, employees, guests, patrons, and all other persons for all damages to property or injuries to persons (including death) which may result from the acts or neglect of the Lessee or its agents, servants, employees, guests, or patrons, or the condition of the premises or any building erected thereon, and it is expressly understood that the Lessor or his assigns or successors in title shall not be responsible for any of the same. The Lessee shall indemnify and hold harmless the Lessor from any liability to any persons for such damages or injuries, and no person shall have authority to assert any claim against the Lessor or his assigns or successors in title for any such damage.

21. MISCELLANEOUS PROVISIONS:

(a). This Lease shall be binding upon the Lessor and his

KOHNIE KADDORH, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing Agreement as Lessor and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my signature and official seal at County of Brevard, State of Florida, the day and year last aforesaid.

Blanche B. Perry
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COM. EXPIRES 17 12 29
7/11/61
1971

STATE OF FLORIDA }
COUNTY OF BREVARD }

RECEIVED

I HEREBY CERTIFY that on the 17th day of February, 1971 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Richard Campbell Robert Lee Campbell and D. Perry respectively of _____ Florida

corporation, authorized to do business within the State of Florida, to me well known to be the persons described in and who executed the foregoing Lease Agreement, and acknowledged the execution thereof to be their free act as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Cocoa Beach in the County of Brevard State of Florida, the day and year last aforesaid.

Blanche B. Perry
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COM. EXPIRES 17 12 29



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AGREEMENT TO ASSIGN LEASE

This Assignment, made and entered into on May 14, 1971, by and between William D. Kabboord, Trustee, joined by his wife, Konnie Kabboord, hereinafter referred to as Lessor Owner and LEONARD D. ROBERTS (DAY STREET) LTD., a Bahamian Corporation, hereinafter referred to as Assignor and former lessee and MFW, Inc., a Florida corporation, hereinafter referred to as Assignee and present lessee.

WITNESSETH:

Whereas, the owner lessor has approved that the Assignor and former lessee may transfer and assign its leasehold interest in the following described property to the Assignee and present lessee for the remainder of the term;

NOW THEREFORE IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid to the owner lessor, receipt of which is hereby acknowledged, the parties hereto covenant and agree as follows:

1. That, LEONARD D. ROBERTS (BAY STREET) LTD., a Bahamian corporation, does hereby sell, convey, transfer and assign to MFW, Inc., a Florida corporation, 3820 Ocean Beach Boulevard, Cocoa Beach, Florida 32931, all of its right title and interest in a certain ninety nine year lease dated February 17, 1971 from William D. Kabboord, Trustee, joined by his wife, Konnie Kabboord, on the following described property:

The North One Hundred Thirty (130) feet of Lot 1, Block 7, Cocoa Ocean Beach, Brevard County, Florida as recorded in Plat Book 10, Page 16 of Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the day and year first above written.

Witnesses: Blanche R. Perry

Blanche R. Perry

Louise McHuron

Louise McHuron

Louise McHuron

William D. Kabboord, Trustee Owner Lessor

Konnie Kabboord, his wife

Leonard D. Roberts, LTD. Assignor

MFW, Inc. a Florida corporation Assignee

Martha Campbell, President

William Campbell, Sec/Treasurer



STATE OF FLORIDA: COUNTY OF BREVARD;

Subscribed and sworn to before me, this 25th day of MARCH 1971.

Blanche R. Perry, Notary Public, State of Florida at Large, Commission Expires 12/31/71

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heirs, executors, administrators, personal representatives, assignees, or successors in title, and upon the Lessor, its assigns or successors in title, subject, however, to any limitations stated elsewhere in this instrument.

(b). Notices required to be served or payments made to the Lessor shall be made at the office of

Notice required to be served upon the Lessee shall be served in care of the Lessee's agent, who from time to time may change, at the following address:

These notices shall be served by telegram through the facilities of Western Union Telegraph Co., or similar entity, addressed as herein stated or by registered mail, time of the notice commencing upon mailing. The Lessor the Lessee shall have the privilege of changing the place for their service of notice or the making of payments by a Notice in writing, given to the opposite party as hereinabove stated.

IN WITNESS WHEREOF, the Lessor has signed and sealed this Agreement and the Lessee has caused this Agreement to be signed in its name by its Authorized Agent and its corporate seal to be affixed, attested by its _____ the day and year first above written.

Signed, sealed and delivered in the presence of

William D. Kaboord
Konnie Kaboord

LESSOR:

William D. Kaboord (SEAL)
WILLIAM D. KABOORD
Konnie Kaboord (SEAL)
KONNIE KABOORD

LESSEE:

William D. Kaboord
Konnie Kaboord

William D. Kaboord (SEAL)
Konnie Kaboord (SEAL)
AUTHORIZED AGENT

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on the 19th day of February, 1971 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLIAM D. KABOORD and