

This instrument was prepared by
and should be returned to:

Laurie Rusk Sewell, Esq.
Kramer, Sewell & Sopko, P.A.
2307 SE Monterey Road
Stuart, FL 34996

CONSENT TO ASSIGNMENT

THIS CONSENT TO ASSIGNMENT, made and entered into this 1st day of May, 1998, by and between COOLIDGE ENTERPRISES, INC., a Florida corporation ("Assignor") and MICHIGAN OAKLAND PARK CORP., a Michigan corporation ("Assignee"), and the CITY OF FORT LAUDERDALE, a municipal corporation of Florida ("City") is as follows:

WITNESSETH:

WHEREAS, ADAMS BUILDING ASSOCIATES, a Florida general partnership ("Adams") and the City of Fort Lauderdale, a municipal corporation of Florida, entered into that certain Lease Agreement dated September 30, 1986 and recorded in Official Records Book 16009, Page 656, of the Public Records of Broward County, Florida, ("Lease"), which is incorporated herein by reference; and

WHEREAS, ADAMS assigned said Lease to COOLIDGE ENTERPRISES, INC. by Assignment of Lease dated May 23, 1996 and recorded in Official Records Book 24934, Page 0162, of the Public Records of Broward County, Florida, and the City consented to said assignment; and

WHEREAS, Section 13 of the Lease allows for the assignment of this Lease by Assignor to Assignee with the consent of City, and


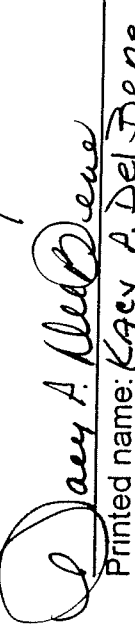
WHEREAS, Assignor owns the rights as provided in the Lease and desires to assign, transfer, set over and deliver to Assignee all of Assignor's right, title and interest in and to the Lease by this document;


NOW THEREFORE, in accordance with the terms of this Consent to Assignment and in consideration of the sum of \$10.00, the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows:


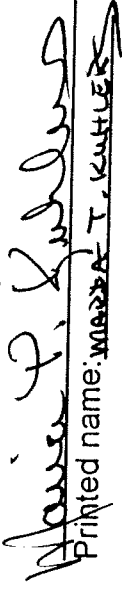
1. The above recitals are true and correct.

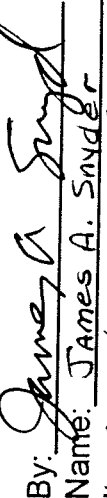
2. The City of Ft. Lauderdale, a municipal corporation of Florida, hereby consents to the Assignment of Lease between COOLIDGE ENTERPRISES, INC., a Florida corporation ("Assignor") and MICHIGAN OAKLAND PARK CORP., a Michigan corporation, ("Assignee") and hereby releases COOLIDGE ENTERPRISES, INC. from any further responsibilities, liabilities and obligations under the Lease.

3. The parties hereby acknowledge and agree that the legal description contained in the Lease is deemed to represent the same air space as the legal description contained in Resolution 88-186 which is recorded in Official Records Book 16039, Page 0251 of the Public Records of Broward County, Florida.

Signed, sealed and delivered
in the presence of:

Printed name: R. S. Kerner

Printed name: Kaey A. Del Bene

Assignor:
COOLIDGE ENTERPRISES, INC., a
Florida corporation
By: 
Name: JOHN W. SULLIVAN
Its: Pres
(corporate seal)


Printed name: James A. Del Bene

Printed name: MARIA T. KUTTLER

Assignee:
MICHIGAN OAKLAND PARK CORP.,
a Michigan corporation
By: 
Name: James A. Snyder
Its: AGENT/ATTORNEY IN FACT
(corporate seal)

Sheri A Roberts
Printed name: Sheri S. Roberts
Dorothy O'Leary
Printed name: DOROTHY O'LEARY

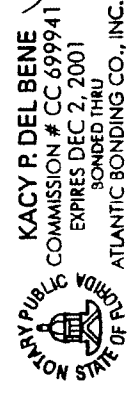
CITY OF FORT LAUDERDALE
[Signature]
Mayor
[Signature]
City Manager

ATTEST:
[Signature]
City Clerk

Approved as to form:
[Signature]
City Attorney

STATE OF Florida
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of May, 1998 by John W. Sullivan, as President of COOLIDGE ENTERPRISES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.



[Signature]
Notary Public
Printed name: _____
My commission expires: _____

STATE OF Florida
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of May, 1998 by James A. Snyder, as AGENT / ATTORNEY IN FACT of MICHIGAN OAKLAND PARK CORP., a Michigan corporation, on behalf of the corporation. He is personally known to me or produced Driver's license as identification.



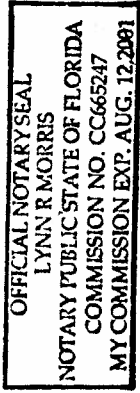
[Signature]
Notary Public
Printed name: _____
My commission expires: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of May, 1998 by Sam Nagle, as Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me or produced _____ as identification.

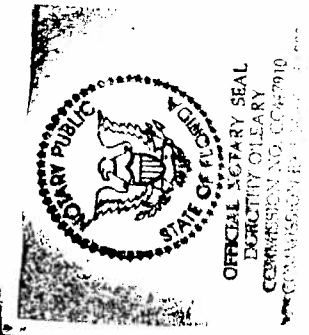
Lynn Morris
Notary Public
Printed name: LYNN MORRIS
My commission expires:



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21 day of May, 1998 by George D. Kenney, as City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me or produced _____ as identification.

Dorothy O'Leary
Notary Public
Printed name: DOROTHY O'LEARY
My commission expires: 3-23-99



TO WHOM IT MAY CONCERN:

RE: Lease Agreement dated September 30, 1988 ("Lease") between City of Fort Lauderdale ("Lessor") and Adams Building Associates, a Florida general partnership ("Lessee")

ESTOPPEL CERTIFICATE

This Estoppel Certificate, dated this 22 day of May, 1998, is made pursuant to Paragraph 19 of the above referenced Lease.

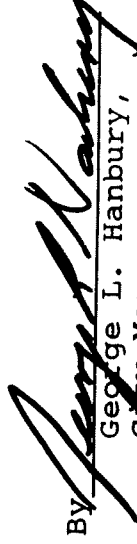
1. Lessor certifies that the above referenced Lease appearing at Official Records Book 16009, Page 664 of the Public Records of Broward County, Florida is unmodified and in full force and effect, except as follows:

The Lessor's City Commission approved, on May 21, 1996, execution of a Consent to Assignment of Lease, consenting to the assignment of the leasehold interest under the above referenced Lease from Adams Building Associations, a Florida general partnership (Assignor) to Coolidge Enterprises, Inc., a Florida corporation (Assignee), pursuant to which Assignee assumed all of Assignor's obligations under the Lease and wherein Lessor releases Assignor of any further obligation under the Lease.

The Lessor's City Commission approved, at its meeting of April 7, 1998, execution of a Consent to Assignment of Lease, from Coolidge Enterprises, Inc. to Capozzoli Advisory for Pensions, Inc., pursuant to which Assignee assumed all of Assignor's obligations under the Lease and wherein Lessor releases Assignor of any further obligation under the Lease.

2. Lessor certifies it has no knowledge of any setoffs or defenses by Lessee against the enforcement of any of the terms, covenants and conditions of the Lease.
3. Lessor certifies that it has no knowledge that Lessee has failed to observe and perform any of the terms, covenants or conditions that Lessee is bound to perform under the Lease.

CITY OF FORT LAUDERDALE

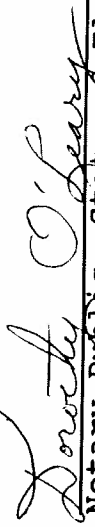
By 
George L. Hanbury,
City Manager

(acknowledgment follows on next page)

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 21 day of May, 1998, by GEORGE L. HANBURY, City Manager of the City of Fort Lauderdale, a Florida municipal corporation. He is personally known to me and did not take an oath.

(SEAL)


Notary Public, State of Florida
(Signature of Notary taking
Acknowledgment)



OFFICIAL NOTARY SEAL
DOROTHY O'LEARY
COMMISSION NO. CC 47910
MY COMMISSION EXP. 3-22-99

DOROTHY O'LEARY
Name of Notary Typed,
Printed or Stamped

My Commission Expires: 3-22-99

CC: 447910
Commission Number

DE/cak:EstopCoolidg

This instrument was prepared
and should be returned to:
Laurie Rusk Sewell, Esq.
Kramer, Sewell & Sopko, P.A.
2307 SE Monterey Road
Stuart, FL 34996

ASSIGNMENT OF LEASE AGREEMENT

1st THIS ASSIGNMENT OF LEASE AGREEMENT, made and entered into this day of May, 1998, by and between COOLIDGE ENTERPRISES, INC., a Florida corporation ("Assignor") and MICHIGAN OAKLAND PARK CORP., a Michigan corporation ("Assignee") is as follows:

WHEREAS, ADAMS BUILDING ASSOCIATES, a Florida general partnership ("Adams") and the City of Fort Lauderdale, a municipal corporation of Florida, entered into that certain Lease Agreement dated September 30, 1986 and recorded in Official Records Book 16009, Page 656, of the Public Records of Broward County, Florida, ("Lease"), which is incorporated herein by reference; and

WHEREAS, ADAMS assigned said Lease to COOLIDGE ENTERPRISES, INC. by Assignment of Lease dated May 23, 1996 and recorded in Official Records Book 24934, Page 0162, of the Public Records of Broward County, Florida; and

WHEREAS, Section 13 of the Lease allows for the assignment of this Lease by Assignor to Assignee with the consent of City, and

WHEREAS, Assignor owns the rights as provided in the Lease and desires to assign, transfer, set over and deliver to Assignee all of Assignor's right, title and interest in and to the Lease by this document;

NOW THEREFORE, in accordance with the terms of this Assignment and in consideration of the sum of \$10.00, the sufficiency and receipt of which are hereby acknowledged, Assignor and Assignee do hereby covenant and agree as follows:

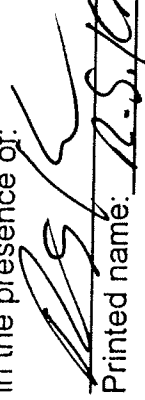
1. The above recitals are true and correct.
2. As of the date herein, Assignor does hereby assign, transfer set over and deliver to Assignee all of Assignor's right, title and interest in and to the Lease.
3. Assignor does hereby represent and warrant that the Lease is in full force and effect and that, to the best of Assignor's knowledge, the Lease is currently in good standing and neither Assignor or Landlord is in default

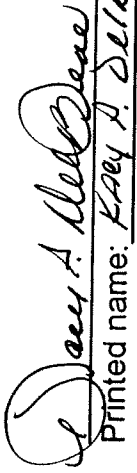
under the Lease.

4. Assignee hereby accepts this Assignment and expressly agrees to assume all of the Assignor's obligations under the Lease arising after the date of this Assignment.
5. This Assignment shall be binding upon and inure to the benefit of the parties to this Assignment and their respective heirs, legal representatives, successors and assigns and shall be construed in accordance with Florida Law.

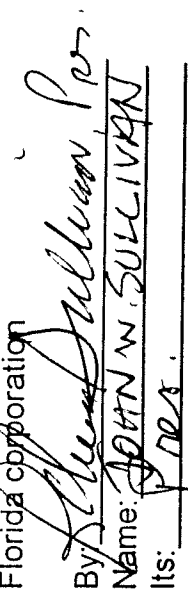
IN WITNESS WHEREOF, this Assignment of Lease Agreement has been signed, sealed and delivered by the parties as of the date first above written.

Signed, sealed and delivered
in the presence of:


Printed name: R.S. Kramer

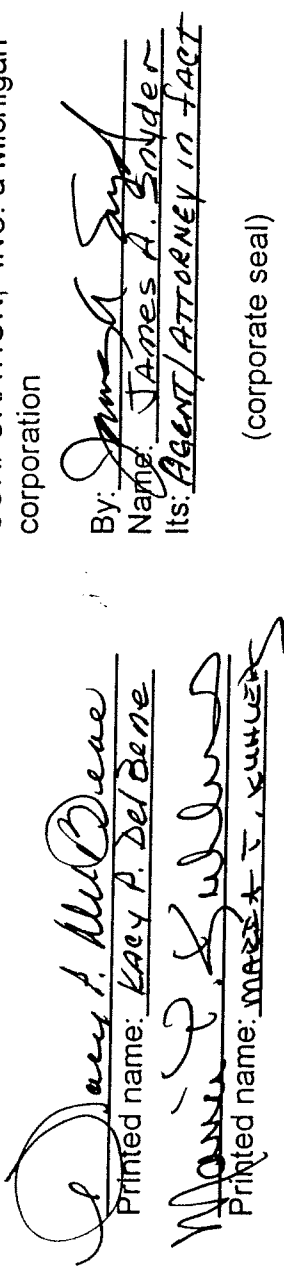

Printed name: Kaye A. DelBene

Assignor:
COOLIDGE ENTERPRISES, INC., a
Florida corporation

By: 
Name: JOHN W. SULLIVAN
Its: CEO

(corporate seal)

Assignee:
MICHIGAN OAKLAND PARK
CORPORATION, INC. a Michigan
corporation


By: 
Name: JAMES A. SNYDER
Its: AGENT/ATTORNEY IN FACT

(corporate seal)

STATE OF Florida
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of MAY, 1998 by John W. Sullivan, as President of COOLIDGE ENTERPRISES, INC. a Florida corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.

Darcy A. DelBene

 KACY P. DEL BENE
COMMISSION # CC 699941 Notary Public
EXPIRES DEC 2, 2001 Printed name: _____
BONDED THRU
ATLANTIC BONDING CO., INC. My commission expires: _____

STATE OF Florida
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1st day of May, 1998 by James R. Snyder, as Agent/Attorney in fact of MICHIGAN OAKLAND PARK CORP., a Michigan corporation, on behalf of the corporation. He is personally known to me or produced Driver's license as identification.

Darcy A. DelBene

 KACY P. DEL BENE
COMMISSION # CC 699941
EXPIRES DEC 2, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

Notary Public
Printed name: _____
My commission expires: _____