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ASSIGNMENT OF LEASE AND ASSUMPTION AGREEMENT

(Bob & Wilson's Inc. to Riddlez Cafe, LLC)

THIS ASSIGNMENT OF LEASE AND ASSUMPTION AGREEMENT ("Assignment") is entered into this 15th day of July, 2011 by and between,

BOB & WILSON'S, INC., a Florida corporation, whose principal address is 100 Southeast 1st Street, Suite #136 Fort Lauderdale, Florida 33301 (hereinafter, "Assignor")

and

RIDDLEZ CAFÉ, LLC, a Florida limited liability company, 136 SE 1st Street, Fort Lauderdale, FL 33301 (hereinafter, "Assignee")

BACKGROUND FACTS

A. On August 1, 2008, Sushi-Ko Express Corp., as Lessee, executed a Shops In The Central Business District Parking Garage Shop Lease for Shop No. 136 with the City of Fort Lauderdale, as Landlord ("Lease"). Pursuant to Paragraph 17 of the Lease, Assignor has agreed to assign to Assignee its interest, as tenant, under the Lease.

B. On August 12, 2010 Bob & Wilson's, Inc. entered a Contract with Sushi-Ko Express Corp. for the sale and purchase of the business conducted at and assignment of the underlying Lease for Shop No. 136 in the City's Central Business District Parking Garage.

C. Pursuant to Paragraph 17 of the Lease, assignment of the Lease requires the written consent of the City, authorized by appropriate municipal action, taken at a public meeting of the City Commission of the City of Fort Lauderdale.

Assignment of Lease and Assumption Agreement
& Landlord's Consent

Assignor: Bob & Wilson's, Inc.

Assignee: Riddlez, Inc.

Premises: Shop No. 136, City Park Mall

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D. Assignment of the Lease is contingent upon the Closing on the purchase and sale of the business being conducted at Shops No. 136 as referenced above.

AGREEMENT

In consideration of the receipt of Ten Dollars (\$10.00), the assumptions by Assignee hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Background Facts. The Background Facts as set forth above are agreed to be true and correct and are incorporated herein by this reference.

2. Assignment of Lease. Contemporaneous with the closing on the purchase and sale of the above described business, Assignor grants, conveys, assigns, sets over, transfers and delivers to Assignee, its successors and assigns, all of Assignor's rights, title and interest in the Lease

3. Assumption. Contemporaneous with the closing on the purchase and sale of the above described business, Assignee assumes and agrees to perform all of the covenants, liabilities and obligations of Assignor under the Lease.

4. Indemnification by Assignee. Contemporaneous with the closing on the purchase and sale of the above described business, Assignee agrees to indemnify, defend and hold harmless Assignor harmless from and against any and all claims, costs, demands, losses, damages, liabilities, lawsuits, actions and other proceedings in law or in equity or otherwise, judgments, awards and expenses of every kind and nature whatsoever, including, without limitation, attorneys' fees, arising out of or relating to, directly or indirectly, in whole or in part, the Lease occurring from and after the date hereof.

5. Indemnification by Assignor. Contemporaneous with the closing on the purchase and sale of the above described business, Assignor agrees to indemnify, defend and hold Assignee harmless from and against any and all claims, costs, demands, losses, damages, liabilities, lawsuits, actions and other proceedings in law or in equity or otherwise, judgments, awards and expenses of every kind and nature whatsoever, including, without limitation, attorneys' fees, arising out of or relating to, directly or indirectly, in whole or in part, the Lease occurring prior to the date hereof.

6. Condition of Leased Premises. Assignee has inspected the Leased Premises and accepts the Leased Premises "AS IS", with no obligation on the Landlord's part to do any tenant improvements or repairs.

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STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 10TH DAY OF JUNE, 2011, by ROBERT WORKMAN as PRESIDENT of BOB & WILSON'S INC., a Florida corporation. He is personally known to me or has produced _____ as identification and did not (did) take an oath.

(SEAL)

Victor Volpi

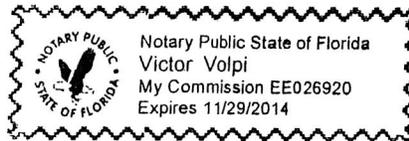
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

VICTOR VOLPI

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number



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Assignment of Lease and Assumption Agreement
& Landlord's Consent

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AS TO ASSIGNEE

**RIDDLEZ CAFÉ, LLC, a Florida
limited liability**

[Signature]
GENE SCHLANDER
[Witness type or print name]

By: [Signature]
Ralph M Harvey III GM
[Type of print name & title]

[Signature]
Silver Lee
[Witness type or print name]

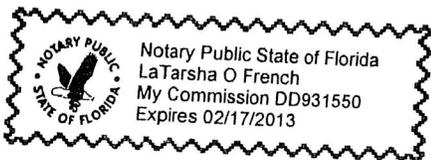
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this June 13, 2011 by Ralph M. Harvey III as GM of RIDDLEZ CAFÉ, LLC, a Florida limited liability. He/She is personally known to me or has produced Driver License as identification and did not (did) take an oath.

(SEAL)

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

Latarsha O. French
Name of Notary Typed,
Printed or Stamped



My Commission Expires: 2/17/2013
DD931550
Commission Number

Assignment of Lease and Assumption Agreement
& Landlord's Consent

Assignor: Bob & Wilson's, Inc.

Assignee: Riddlez, Inc.

Premises: Shop No. 136, City Park Mall

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LANDLORD'S CONSENT

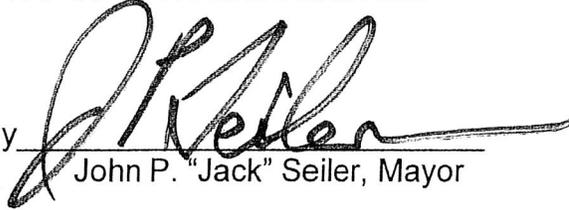
Pursuant to Paragraph 17 of the Lease, the undersigned City of Fort Lauderdale hereby consents to the assignment and assumption described herein.

IN WITNESS WHEREOF, the CITY OF FORT LAUDERDALE has caused this instrument to be fully-executed on the date set forth above.

WITNESSES:

CITY OF FORT LAUDERDALE

Jeanette A. Johnson
Jeanette A. Johnson
[Witness-print or type name]

By 
John P. "Jack" Seiler, Mayor

Cynthia A. Stuart
Cynthia A. Stuart
[Witness-print or type name]

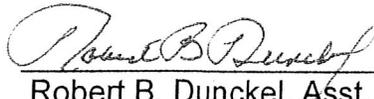
By 
Lee R. Feldman, City Manager

(CORPORATE SEAL)

ATTEST:


Jonda Joseph, City Clerk

Approved as to form:


Robert B. Dunckel, Asst. City Attorney

Assignment of Lease and Assumption Agreement
& Landlord's Consent

Assignor: Bob & Wilson's, Inc.

Assignee: Riddlez, Inc.

Premises: Shop No. 136, City Park Mall

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STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 8th day of July, 2011, by JOHN P. "JACK" SEILER, Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Jeanette A. Johnson
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Jeanette A. Johnson
Name of Notary Typed,
Printed or Stamped

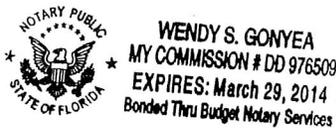
My Commission Expires:

1/31/15
Commission Number ~~DD~~ EE 33367

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 8th day of July, 2011, by LEE R. FELDMAN, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Wendy S. Gonyea
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

WENDY S. GONYEA
Name of Notary Typed, Printed or Stamped

My Commission Expires: 3/29/2014

DD 976509
Commission Number

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Assignee: Riddlez, Inc.

Premises: Shop No. 136, City Park Mall

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Memorandum
No. 11-0528

City Attorney's Office

To: Eugene Schlanger, Economic Development Mngr.
From: Robert B. Dunckel, Assistant City Attorney/5036 *RBD/RS*
Date: September 1, 2011
Re: Consent to Assignment of Lease / Bob & Wilson's, Inc.
to Riddlez Café, LLC; City Park Mall Shop 136

Attached please find a copy of the fully-executed original Consent to Assignment of Lease as referenced above.

The original Consent to Assignment is on file with the City Clerk.

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Attachment
cc: Wendy Gonyea, Assistant City Clerk
#286