

Rush

**DOCUMENT ROUTING FORM**

NAME OF DOCUMENT:

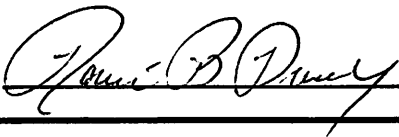
**Assignment and Assumption of Lease Agreement**

Approved Comm. Mtg. on: 4/7/15 CAM #: 15-0452 ITEM #: CM-5

Routing Origin: ☒ CAO Also attached: ☒ copy of CAM ☒ Original Document

1) **City Attorney's Office:** Approved as to Form / # Three Originals Delivered to City Manager on April 8, 2015.

Robert B. Dunckel



CIP FUNDED ☐ YES ☒ NO  
Capital Investment / Community Improvement Projects

**Capital Investment / Community Improvement Projects** defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

2) **City Manager:** Please sign as indicated and forward Three originals to Mayor.

3) **Mayor:** Please sign as indicated and forward Three originals to Clerk for attestation and City seal.

**INSTRUCTIONS TO CLERK'S OFFICE**

4) **City Clerk:** Please return original documents to Laura Comer, CAO.

☒ Original Route form to Laura Comer, CAO, Extension 5036

2015 APR -8 AM 10:20  
CITY MANAGER

CAM 17-1263  
Exhibit 4  
Page 1 of 12

**ASSIGNMENT AND ASSUMPTION  
OF LEASE AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (the "Assignment & Assumption") is made and entered as of \_\_\_\_\_, 2015 by and between BE ML FLL LLC, a Florida Limited Liability Company ("Assignor") to 2601 M L FUND, LLC, a Florida limited liability company ("Assignee"), is as follows:

**WITNESSETH**

WHEREAS, ADAMS BUILDING ASSOCIATES, a Florida general partnership ("Adams") and the City of Fort Lauderdale ("City") entered into that certain Lease Agreement dated September 30<sup>th</sup> 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., a Florida corporation by Assignment of Lease dated May 23<sup>rd</sup> 1996 and recorded in Official Records Book 24934, Page 0162, and was further assigned to MICHIGAN OAKLAND PARK CORP., a Michigan corporation by Assignment of Lease dated May 1, 1998; and

WHEREAS, thereafter the Lease was assigned by CAPROC OAKLAND PARK, LLC, as successor by merger to Michigan Oakland Park Corp, a dissolved Michigan corporation to BE ML FLL LLC, a Florida limited liability company by Assignment of Lease Agreement dated December 17, 2012, said Assignment of Lease Agreement being recorded at Official Record Book 49347, Page 447 of the Public Records of Broward County, Florida; and

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

WHEREAS, the 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 and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

1. The above recitals are true.
2. The Effective Date of this Assignment & Assumption is the date the Consent to Assignment and Assumption of Lease is executed by the proper City officials for the City of Fort Lauderdale
3. As of the Effective Date, Assignor does hereby assign, transfer, set over and deliver to Assignee all of the Assignor's right, title, and interest in and to the Lease.

4. 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 nor Landlord is in default under the Lease.

5. 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.

6. This Assignment shall be binding 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 written above.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

**AS TO ASSIGNOR**

**BE ML FLL LLC, a Florida limited liability company**

[Signature]

Virginia Mahana  
[Witness type or print name]

[Signature]

Jonathan Cole  
[Witness type or print name]

By: [Signature]  
Benjamin Berman, its Managing Member

STATE OF FLORIDA:

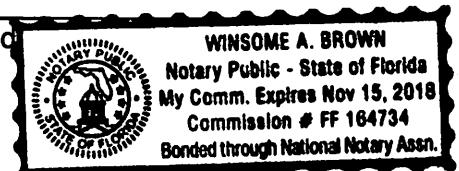
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 31st March, 2015, by Benjamin Berman as Managing Member of BE ML FLL LLC, a Florida limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did not (did) take an oath.

(SEAL)

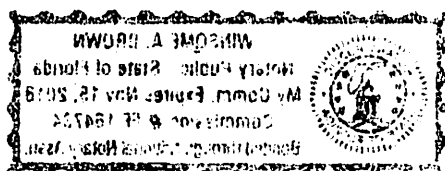
[Signature]  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

Name of Notary Typed  
Printed or Stamped



My Commission Expires:

11-15-18 # 164734  
Commission Number



**AS TO ASSIGNEE**

2601 M L FUND, LLC, a Florida limited liability company

By:

Menachem Gurevitch its Managing Member

William B. Vigneri  
[Witness type or print name]

Menachem Edolsky  
[Witness type or print name]

STATE OF ~~FLORIDA~~ Connecticut  
COUNTY OF ~~BROWARD~~ New Haven

The foregoing instrument was acknowledged before me this March 31, 2015, by Menachem Gurevitch, as Managing Manager of 2601 M L FUND, LLC, a Florida limited liability company. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did not (did) take an oath.

(SEAL)

Pastora Ramos  
Notary Public, State of ~~Florida~~ Connecticut  
(Signature of Notary taking Acknowledgment)

Pastora Ramos  
Name of Notary Typed,  
Printed or Stamped

My Commission Expires:

PASTORA RAMOS  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 12/31/2016

\_\_\_\_\_  
Commission Number

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

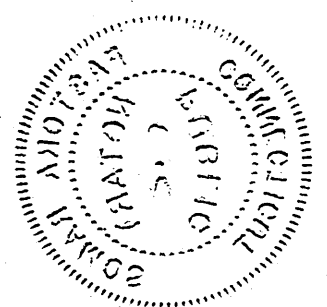
CONFIDENTIAL

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CONFIDENTIAL



**LESSOR'S CONSENT TO  
ASSIGNMENT & ASSUMPTION  
OF LEASE**

In accordance with Section 13 of the Lease, the City of Fort Lauderdale, a Florida municipal corporation, Lessor under the above described Lease ("City"), does hereby consent to the foregoing Assignment and Assumption of Lease by and between BE ML FLL LLC, a Florida limited liability company ("Assignor") and 2601 M L FUND, LLC, a Florida limited liability company ("Assignee") and City agrees to release Assignee from any further responsibilities, liabilities and obligations arising under the Lease from and after the Effective Date of the foregoing Assignment and Assumption.

WITNESSES:

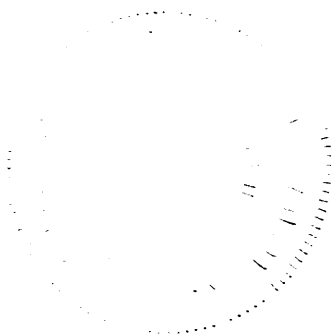
Arleen Gross

Arleen Gross  
[Witness-print or type name]

Miranda Scott

MIRANDA SCOTT  
[Witness-print or type name]

(CORPORATE SEAL)



CITY OF FORT LAUDERDALE

By [Signature]  
John P. "Jack" Seiler, Mayor

By [Signature]  
Lee R. Feldman, City Manager

ATTEST:

[Signature]  
Jonda Joseph, City Clerk

Approved as to form:

[Signature]  
Robert B. Dunckel, Asst. City Attorney



REPORT OF THE  
COMMISSIONER OF THE  
LAND OFFICE

The following is a list of the lands owned by the State of California, and the amount of the same, as reported by the Commissioner of the Land Office, for the year ending June 30, 1890.

State Lands

State Lands

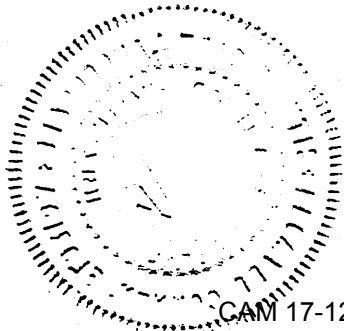
State Lands

State Lands

State Lands

State Lands

State Lands



STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 8th Day of April, 2015, 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)



Sharon K Coryell  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

SHARON K CORYELL  
Name of Notary Typed,  
Printed or Stamped

My Commission Expires:

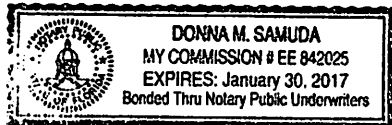
EE163169  
Commission Number

STATE OF FLORIDA:

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 8th day of April, 2015, 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)



Donna M. Samuda  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

DONNA M. SAMUDA  
Name of Notary Typed, Printed or Stamped

My Commission Expires: January 30, 2017

EE 842025  
Commission Number

