

FILED  
JAN 15 2 44 PM '81  
SUNBELT MARKET VENTURES, LTD.  
RAYMOND KOHN  
COLLATERAL ASSIGNMENT OF LEASE

140 PAGE 875

This Collateral Assignment of Lease made this 24<sup>th</sup> day of October, 1980 by FLORIDA EASTERN PROPERTIES, INC., a Florida corporation with offices at 1225 Omar Road, West Palm Beach, Florida 33405 ("Assignor") and VALLEY DISTRIBUTORS, INC., a West Virginia corporation, having an office at c/o Mark Levick, Esq., 6400 Powers Ferry Road, N.W., Powers Ferry Landing, Atlanta, Georgia 30339, and RAYMOND KOHN, residing at c/o Mark Levick, Esq., 6400 Powers Ferry Road, N.W., Powers Ferry Landing, Atlanta, Georgia 30339, (collectively "Assignee").

WITNESSETH:

WHEREAS, the Assignor, as Landlord, has entered into a lease with SUNBELT MARKET VENTURES, LTD. I as Tenant, which Lease covers certain real property, as more particularly described on Exhibit "A" annexed hereto and made a part hereof, and which Lease is of even date herewith and a Memorandum of which is intended to be recorded simultaneously herewith, and

WHEREAS, Assignor is indebted to Assignee as evidenced by a certain Promissory Note in the principal amount of Six Hundred Sixteen Thousand and No/100ths Dollars (\$616,000.00), and

WHEREAS, Assignee desires that said Promissory Note be collaterally secured by an assignment of Assignor's interest in the Lease as aforesaid;

NOW, THEREFORE, the Assignor in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable

5  
7  
8  
0.

4325 RV-2