

LEASE ASSIGNMENT

LEASE ASSIGNMENT DATED THE 22ND DAY OF Feb 2005 TO BE ATTACHED TO AND BECOME PART OF LEASE DATED MAY 1ST, 2002 BETWEEN WATERVIEW ASSOCIATES, C/O CENTURY 21 O'DONNELL (HEREINAFTER CALLED LANDLORD), AND FINALE - THE FINAL ACT IN BEAUTY AND HERBERT F. POWELL, JR. (HEREINAFTER CALLED TENANT), FOR PREMISES KNOWN AS 3640 ATLANTIC BRIGANTINE BOULEVARD, BRIGANTINE, NEW JERSEY 08203 (HEREINAFTER CALLED THE DEMISED PREMISES).

FOR VALUE RECEIVED, the undersigned hereby assign, transfer and set over unto VINCENT CANE AND BARBARA CANE, H/W Executors, Administrators, and assigns all Lessor's rights, title and interest in the within described premises and all benefit and advantages to be derived therefrom.

Dated: 2/10, 2005

WATERVIEW ASSOCIATES, A PARTNERSHIP

Witness:

Maurice [Signature]

By: [Signature] (SEAL)

By: [Signature] (SEAL)