

RETURN → THIS INSTRUMENT PREPARED BY
NORMAN L. SCHROEDER, II
McGEE, JORDAN, SHUEY, KOONS & SCHROEDER, P.A.
First Federal Savings & Loan Administrative Center
Suite 314, 2601 Tenth Avenue North
Lake Worth, Florida 33461

ASSIGNMENT OF LONG TERM LEASES

FOR VALUE RECEIVED, CONTEMPORARY BUILDERS OF PALM BEACH, INC., a Florida corporation, successor to CONTEMPORARY BUILDERS OF PALM BEACH, INC. and THE NINE-EIGHT TWO CORPORATIONS, Florida corporations doing business as HIDDEN HARBOUR JOINT VENTURE, hereinafter referred to as "Assignor," does hereby grant, convey, transfer, set over and assign unto HIDDEN WATERWAY CLUB, INC., a Florida corporation not-for-profit, hereinafter referred to as "Assignee," without recourse, all the right, title and interest of Assignor in and to those certain "Long Term Leases" more particularly described as follows:

(a) "Long Term Lease" dated the 13th day of September, 1973, by and between Seymour A. Fine, Marvin B. Turk and Granreal of Florida, Inc., a Florida corporation d/b/a Waterway Club, as Lessor, and Waterway Club #1 Association, Inc., a non-profit Florida corporation, as Lessee, and recorded in the Public Records of Palm Beach County, Florida, the 20th day of September, 1973 in Official Record Book 2215, pages 970 to 1013 inclusive; as amended by "Amendment to Long Term Lease of Waterway Club #1 Association, Inc.," dated the 3rd day of January, 1974 and recorded in the Public Records of Palm Beach County, Florida, the 15th day of January, 1974 in Official Record Book 2259, pages 1908 to 1910 inclusive; as further amended by "Addendum to Long Term Leases of Waterway Club #1 Association, Inc. and Waterway Club #2 Association, Inc.," dated the 25th day of August, 1974 and recorded in the Public Records of Palm Beach County, Florida on the 9th day of September, 1974 in Official Record Book 2347, pages 1507 to 1509 inclusive; as modified by that certain Modification of Long Term Lease dated December 10, 1980 and recorded in the Public Records of Palm Beach County, Florida at Official Record Book 3427, pages 837 to 843 inclusive;

(b) "Long Term Lease" dated the 26th day of March, 1974 by and between Seymour A. Fine, Marvin B. Turk and Granreal of Florida, Inc., a Florida corporation, d/b/a Waterway Club, as Lessor, and Waterway Club #2 Association, Inc., a non-profit Florida corporation, as Lessee, and recorded in the Public Records of Palm Beach County, Florida, the 3rd day of April, 1974 in Official Record Book 2287, pages 1773 to 1815 inclusive; as amended by "Addendum to Long Term Leases of Waterway Club #1 Association, Inc., and Waterway Club #2 Association, Inc.," dated the 25th day of August, 1974 and recorded in the Public Records of Palm Beach County, Florida, the 9th day of September, 1974, in Official Record Book 2347, pages 1507 to 1509, inclusive; as modified by that certain Modification of Long Term Lease dated December 10, 1980 and recorded in the Public Records of Palm Beach County, Florida at Official Record Book 3427, pages 830 to 836 inclusive;

(c) "Long Term Lease," dated the 18th day of July, 1974, by and between Seymour A. Fine, Marvin B. Turk and Granreal of Florida, Inc., a Florida corporation, d/b/a Waterway Club, as Lessor, and Waterway Club #8 Association, Inc., a non-profit Florida corporation, as Lessee and recorded in the Public Records of Palm Beach County, Florida, the 6th day of August, 1974 in Official Record Book 2337, pages 238 to 282 inclusive; as modified by that certain Modification of Long Term Lease dated December 10, 1980 and recorded in the Public Records of Palm Beach County, Florida at Official Record Book 3427, pages 823 to 829 inclusive;

(d) "Long Term Lease" between the Nine-Eight Two Corporation, a Florida corporation, and Contemporary Builders of Palm Beach, Inc., a Florida corporation, Lessor, and Seymour A. Fine and Marvin Turk, Lessee, dated December 31, 1979 and recorded December 31, 1979 in the Public Records of Palm Beach County, Florida at Official Record Book 3204, pages 1096 to 1113 inclusive;

TO HAVE AND TO HOLD the same, together with all rents (or payments in lieu of rents; payable under the said Long Term Leases and all benefits and advantages to be derived therefrom, unto the said Assignee, its heirs, legal representatives, successors and assigns from the date hereof, for and during the remainder of the term of said Long Term Leases, and any and all extensions and renewals thereof.

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AND THE ASSIGNOR does hereby empower the Assignee, its agents or attorneys, to collect, sue for, settle, compromise and give acquittances for all of the rents that may become due under said Long Term Leases and avail itself of and pursue all remedies for the enforcement of said Long Term Leases and Assignor's rights in and under said Long Term Leases as the Assignor might have pursued, but for this Assignment.

ASSIGNEE, for itself and the successors and assigns of Assignee, does hereby assume and agrees to perform all and singular the obligations required to be performed by Assignor as Lessor under the Long Term Leases hereby assigned.

THE ASSIGNOR warrants that all said Leases are in full force and effect, and that the copies thereof heretofore delivered to Assignee are true and correct copies, that Assignor has not heretofore assigned or pledged the same or any interest therein, and no default exists on the part of the Lessees, or the Assignor, as Lessor, in the performance on the part of either, of the terms, covenants, provisions or agreements in said leases contained; that no rent has been prepaid by any of the Lessees.

THIS INSTRUMENT shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The words "Assignor," "Assignee," "Lessor," and "Lessee," whenever used herein, shall include the persons named herein and/or designated as such and their respective successors and assigns, and all words and phrases shall be taken to include the singular or plural and masculine, feminine or neuter gender, as may fit the case.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands and seals this 23rd day of December, 1982

Signed, sealed and delivered in the presence of:

ASSIGNOR:
CONTEMPORARY BUILDERS OF PALM BEACH, INC.

[Handwritten signatures of James Joseph Weinst and Jerome Pintoff]

By: Risto Hintikka (SEAL)
Risto Hintikka, President

ASSIGNEE:
HIDDEN WATERWAY CLUB, INC.

By: Jerome Pintoff (SEAL)
Jerome Pintoff, President

STATE OF FLORIDA]
COUNTY OF PALM BEACH]

I, an officer authorized to take acknowledgments, duly qualified and acting, HEREBY CERTIFY that RISTO HINTIKKA, as President of CONTEMPORARY BUILDERS OF PALM BEACH, INC., to me personally known to be the said individual, and this day acknowledged before me that he executed the foregoing instrument as such officer of said corporation, and that he executed the same for the purposes therein expressed.

WITNESS my hand and seal this 23rd day of December, 1982

William Mills
Notary Public, State of Florida

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STATE OF FLORIDA]
COUNTY OF PALM BEACH]

I, an officer authorized to take acknowledgments, duly qualified and acting, HEREBY CERTIFY that JEROME PINTOFF, as President of HIDDEN HARBOUR OF THE PALM BEACHES CONDOMINIUM ASSOCIATION, INC., to me personally known to be the said individual, and this day acknowledged before me that he executed the foregoing instrument as such officer of said corporation, and that he executed the same for the purposes therein expressed.

WITNESS my hand and seal this 13th day of December, 198 2

Vincent Mills
Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 6 1985
BONDED THRU GENERAL INS., UNDERWRITERS



RECORDED & VERIFIED COPY

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RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT