

ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment is made as of this 31 day of October, 2016, by and between **PG'S ON THE GREEN, INC., a Florida corporation**, whose address is 1103 N. Federal Hwy., Pompano Beach, FL 33062, ("Assignor"), and **GLR GROUP, LLC, a Florida limited liability company**, whose street address is 330 SE 10th Street, Pompano Beach, FL 33060, ("Assignee");

Witnesseth:

Whereas, Assignor is the present tenant of the property ("Property") located at 1103 N. Federal Hwy., Pompano Beach, FL 33062 and CITY OF POMPANO BEACH, is the Landlord of the Property. Assignor and Landlord entered into that certain Lease/Concession Agreement dated January 11, 2005 (the "Lease"). The Lease has been amended by those Agreements dated November 9, 2009 (the "First Amendment") and March 9, 2009 (the "Second Amendment").

Assignment of Lease

Now Therefore, in consideration of the mutual promises between the parties, the Assignor does hereby sell, assign, transfer and set over unto the Assignee all of its right, title and interest in and to the Lease as attached hereto as Exhibit "A" and by reference made a part hereof. Said Assignee shall be fully entitled from this day forth to all of the benefits to accrue to Assignee under said Lease and further Assignee has agreed to assume all of the obligations incurred by Assignor therein.

Acceptance by Assignee

Further, Assignor herein represents and warrants that there are no pending claims by or against Landlord nor to the best of Assignors knowledge is tenant in default of the terms of the Lease. By execution hereof, Assignee accepts this Assignment under the terms and conditions stated herein. Assignee hereby assumes all responsibilities as Tenant from the effective date hereof and agrees to indemnify and hold Assignor harmless, from any liability which arises subsequent to the effective date of this Assignment, including but not limited to reasonable attorneys fees.

SIGNATURES ON THE FOLLOWING PAGE

In Witness Whereof, the parties hereto have executed this Assignment in manner and form proper and sufficient in law as of the date first above written.

Signed, sealed and delivered
in the presence of:

ASSIGNOR: PG'S ON THE GREEN, INC., a
Florida corporation

Alexis Florie

Print:

Print:



By: Grant P. Galuppi

Its: President

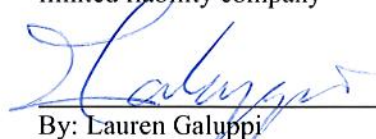
Dated:

ASSIGNEE: GLR GROUP, LLC, a Florida
limited liability company

Gregory E. Gilman

Print:

Print:



By: Lauren Galuppi

Its: Manager

Dated:

Troy Lucarelli

Print:

Print:



By: Laura Galuppi

Its: Manager

Dated: