

MEMORANDUM OF LEASE

This lease, made this 25th day of November, 1963, by and between LARRY J. PASKOW, party of the first part, hereinafter referred to as the Lessor, and HARBOUR TOWER DEVELOPMENT CORP., a Florida corporation, party of the second part, hereinafter referred to as the Lessee,

W I T N E S S E T H:

That in consideration of the covenants herein contained and also the covenants and stipulations contained in the formal 99 year lease between the above described parties, bearing date of November 25, 1963, on the part of the Lessee to be kept and performed, the Lessor does hereby manifest the said 99 year lease unto the Lessee of the following described premises, situate, lying and being in Dade County, Florida, specifically described on the survey sketch attached hereto and marked "Schedule 1" as Portion 1 and Portion 2. This demise is subject to all the terms and conditions as set forth in the said formal 99 year lease between the parties, for the term and duration of the period therein described.

This short form memorandum lease is made and entered into for the purpose of evidencing of record the tenancy existing between the parties hereto with respect to the premises aforesaid; and this memorandum lease is subject to and includes by reference all of the terms and provisions set forth in said 99 year lease (which is not recorded).

In Witness Whereof, the parties hereto have caused these presents to be properly executed, all of which has been done at Miami, Dade County, Florida, on the day and year first hereinabove appearing.

Signed, Sealed and Delivered in the Presence of:

Larry J. Paskow

(As to Larry J. Paskow)

Harve Dubbin

(As to Harbour Tower Dev. Corp.)

Larry J. Paskow (SEAL)
Larry J. Paskow

HARBOUR TOWER DEVELOPMENT CORP. (Seal)

BY: *Harve Dubbin*
Harve Dubbin, President

Attest: *Norma Engle*
Secretary

Model
SEE AGREEMENT IN OFFICIAL RECORDS BOOK *4297-330*
4255 PAGE 442
OR 4763 pg 253 for Disclaimer pertaining
to this lease.
Harve Dubbin, Clerk *Norma Engle*
Ben E. Hiebert Miller Secy

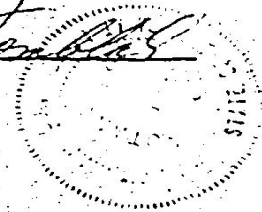
COUNTY OF DADE)
)SS:
STATE OF FLORIDA)

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting HEREBY CERTIFY that LARRY J. PASKOW, to me personally known, this day acknowledged before me that he executed the foregoing Memorandum of Lease and I FURTHER CERTIFY that I know the said person making said acknowledgment to be the individual described in and who executed the said memorandum of lease.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami, said County and State, this 23 day of November, 1963.

Alan M. Tomblin
Notary Public

My commission expires: Notary Public, State of Florida at Large
My Commission Expires Jan. 31, 1964
Bonded by American Surety Co. of N. Y.



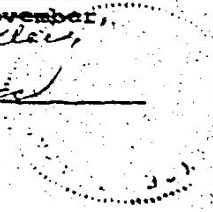
COUNTY OF DADE)
)SS:
STATE OF FLORIDA)

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that MARVE DUBIN and MALVIN ENGLANDER respectively as President and Secretary of HARBOUR TOWER DEVELOPMENT CORP., to me personally known, this day acknowledged before me that they executed the foregoing Memorandum of Lease as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I FURTHER CERTIFY that I know the said persons making said acknowledgment to be the individuals described in and who executed the said memorandum of lease.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami, said County and State, this 20 day of November, 1963.

Raye Strickland
Notary Public

My commission expires: Notary Public, State of Florida at Large
My Commission Expires Oct. 9, 1964
Bonded by American Life & Casualty Co.

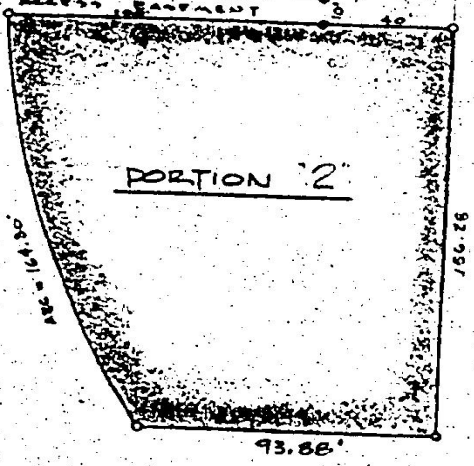
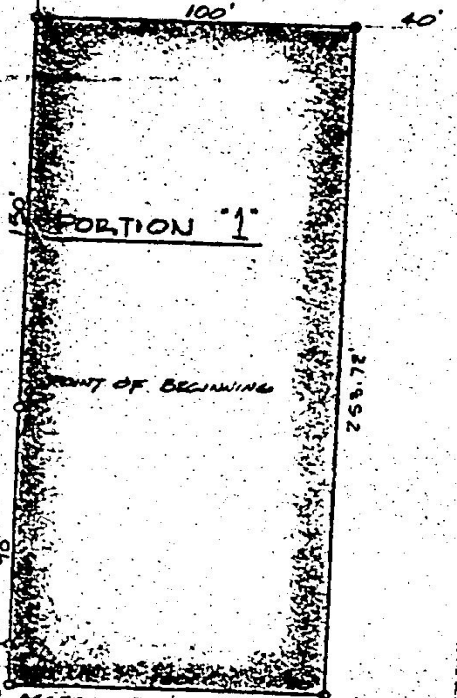


State of Florida, County of Dade.
This instrument was filed for record this 27 day of Dec 1963 at 10:30 AM, and duly recorded in OFFICIAL RECORDS Book 3955 on Page 624 File # 63R-205895

E. B. LEATHBRIDGE
Chief Deputy Clerk
E. B. Leathbridge

WEST DRIVE

Lot 38



BUILDING

RECORDERS NOTE:

The legibility of writing, typing or printing is subject to the quality of the original document from which this document was prepared.

**SURVEY SKETCH
OF
LEASE PARKING AREA**

Being a portion of TRACT "A", as said Tract "A" is shown on a Plat recorded in Plat Book 44 at Page 72 of the Public Records of Dade County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of Lot 88, or the Northwest corner of Tract "A" as same are shown on a plat entitled "HARBOR ISLAND" as recorded in Plat Book 44 at Page 72 of the Public Records of Dade County, Florida, run southerly along the southerly production of the westerly line of said Lot 88, or the westerly line of Tract "A" as shown on the aforesaid plat, a distance of 150.0 feet to the Point of Beginning of the Parcel of land herein described.

From said Point of Beginning continue southerly along the easterly line of West Drive or the westerly line of said Tract "A", a distance of 90.0 feet to the Point of Curvature (PC) of a circular curve; thence run southeasterly along the arc of a circular curve deflecting to the left, having for its elements a central angle of 20° 11' 47", a radius of 369.00 feet, a distance of 158.03 feet to a point, said point being the intersection of the last mentioned arc with a line parallel to and 420.0 feet distant southerly from the southerly line of said Lot 88; thence run easterly along a line parallel to and 420' distant southerly from the southerly line of said Lot 88, a distance of 93.50' to a point; thence run northerly along a line deflecting 90° 00' to the left, said line being parallel to and 160.0 feet distant easterly from the easterly line of said West Drive, or the westerly line of said Tract "A", producing southerly, a distance of 156.28' to a point; thence run along a line deflecting 90° 00' to the left, said line being parallel to and 203.72' distant southerly from the southerly line of said Lot 88, a distance of 40.0'; thence run northerly along a line deflecting 90° 00' to the right, along a line parallel to and 100.0' distant easterly from the easterly line of West Drive, or the westerly line of said Tract "A", a distance of 263.72' to a point; thence run westerly along a line deflecting 90° 00' to the left, said line being the southerly line of said Lot 32, a distance of 100.0 feet, thence run southerly along a line deflecting 90° 00' to the left, said line being the easterly line of West Drive or the westerly line of said Tract "A", a distance of 150.0' to the Point of Beginning of the Parcel of Land herein described. Lying and being in North Bay Village, Dade County, Florida. Area of access Easement is 1000 square feet.

**SURVEY FOR THE
HARBOR TOWER DEVELOPMENT CORPORATION**

SCALE: 1" = 50'

Sept. 17th, 1963

Revised: 11-3-1963

A modification of Survey made September 17th, 1963 by Zukowski-Whittaker, Inc., Consulting Engineers and Surveyors, 605 Lincoln Road, Miami Beach, Florida.

LEGAL AREA APPROX. 5,218
10' ACCESS EASEMENT

State of Florida, County of Dade.
This instrument was filed for record this 22nd day of Jan
1964 at 12:07 PM, and duly recorded in Official Records
Book 3720, on Page 578, File No. 64 R 12411

E. B. LEATHERMAN
Clark Circuit Court

11001-22 By [Signature] D.C.