

**ASSIGNMENT OF SUBLEASE**

**THAT, Conch Tour Train, Inc. as TENANT/SUBLESSOR and Barb Grob as SUBLESSEE**, doing business in the City of Key West, County of Monroe and State of Florida at, **901 Caroline Street, Key West, FL 33040**, party of the first part, in consideration of One Dollar (\$1.00) and other good and valuable considerations to him in hand paid by **Eric M. Holt & Noella Kacem** party of the second part, at or before the sealing of and delivery of these presents, the receipt whereof is hereby acknowledged, assigns and transfers unto the parties of the second part, a certain SUBLEASE dated **March 10, 2008**, made by **Conch Tour Train, Inc., Tenant/Sublessor and Barb Grob**, upon the property commonly known as 901 Caroline Street, Key West, Florida. *A security deposit in the amount of Four Thousand Nine Hundred Dollars (\$4,900.00), shall be retained by Landlord for failure to fulfill the full Sublease term (See page 7 section 18, Security Deposit.) This Assignment of Business Property Lease is contingent upon all utilities being transferred at time of closing and an executed Bill of Sale by all Parties.*

*Each Party hereto warrants that this Sublease and all terms and conditions contained shall remain the same as in the current Sublease and Ground Lease.*

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal this 22 day of July 2010.

WITNESSES:

Hope Casas  
Print Name: Hope CASAS

SC Grzykowski  
Print Name: SC Grzykowski

Tenant/Sublessor

[Signature]  
Conch Tour Train Inc.

[Signature]  
Barb Grob, Sublessee

**ACCEPTANCE OF ASSIGNMENT OF SUBLEASE**

**Eric M Holt & Noella Kacem**, does hereby accept the above assignment of Sublease and agrees to comply with all terms and conditions of the current sublease and ground lease.

WITNESSES:

Eric Holt  
Print Name: Eric Holt

Noella Kacem  
Print Name: Noella Kacem

ASSIGNEE

[Signature]  
Eric M Holt

[Signature]  
Noella Kacem

**CONSENT OF LESSOR AND ACKNOWLEDGEMENT OF LESSEE**

THIS CONSENT OF LESSOR AND ACKNOWLEDGMENT OF LESSEE is made this 22<sup>nd</sup> day of July 2010, by and between the CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, hereinafter referred to as "Lessor", and CONCH TOUR TRAIN, INC., a Florida corporation, hereinafter referred to as "Lessee".

1. The Lessor, in consideration of the covenants and agreements contained herein, consents to the Lessee's Sublease of that Lease dated June 7, 1996, as modified on January 22, 1997, September 22, 2000, said Sublease dated March 10, 2008, by and between Lessee and Eric M Holt & Noella Kacem, as Sublessee. The Lease and Sublease pertain to real property located at the corner of Caroline and Margaret Streets, in Monroe County, Florida.

2. The Lessee herein expressly acknowledges, pursuant to paragraph 8 of the Lease, that the Sublease referred to herein above shall not relieve Lessee from liability for the payment of rent or from the obligation to keep and be bound by the terms, conditions, and covenants contained in the Lease.

In Witness Whereof, the parties hereto have executed this Consent and Acknowledgement as of the 22<sup>nd</sup> day of July 2010.

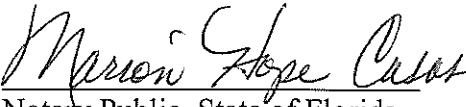
Lessee:  
CONCH TOUR TRAIN, INC.  
a Florida corporation

By:   
Edwin O. Swift III, President

State of Florida  
County of Monroe

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and tack acknowledgements, Edwin O. Swift, III, to me personal known or who provided \_\_\_\_\_ as photo identification, and who executed the foregoing instrument and he acknowledged before me that he executed the same individually and for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid, this 22<sup>nd</sup> day of July 2010.

  
Notary Public, State of Florida

My Commission Expires \_\_\_\_\_



Lessor:  
CAROLINE STREET CORRIDOR AND  
BAHAMA VILLAGE COMMUNITY  
REDEVELOPMENT CENTER AGENCY

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

State of Florida  
County of Monroe

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and tack acknowledgements, \_\_\_\_\_, to me personal known or who provided \_\_\_\_\_ as photo identification, and who executed the foregoing instrument and he acknowledged before me that he executed the same individually and for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid, this \_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires \_\_\_\_\_