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Prepared by, and after
recording, return to:

Josias N. Dewey
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

**ASSIGNMENT OF MORTGAGE
AND SECURITY INSTRUMENTS**

ASSIGNMENT OF MORTGAGE AND SECURITY INSTRUMENTS

THIS ASSIGNMENT OF MORTGAGE AND SECURITY INSTRUMENTS (this "Assignment") dated as of this 7 day of June, 2013 is made by LAUDERHILL MALL INVESTMENT, LLC, a Florida limited liability company, having an address of 696 NE 125th Street, North Miami, Florida 33161 ("Assignor") in favor of OCEAN BANK, a Florida banking corporation, having an address of 780 N.W. 42nd Avenue, Miami, Florida 33126 ("Assignee").

R E C I T A L S:

A. On or about January 28, 2013, Assignor requested, and Assignee did make, a Sixteen Million Twenty Six Thousand Nine Hundred Forty Three and 77/100 Dollars (\$16,026,943.77) loan to Assignor (the "OB Loan"), which is evidenced by an Amended and Restated Promissory Note dated as of January 28, 2013 in the original principal amount of the OB Loan executed by Assignor and payable to the order of Assignee (the "OB Note").

B. The OB Note is secured by that certain Mortgage and Security Agreement executed as of March 20, 2012, recorded in Official Records Book 48609, Page 1954 of the Public Records of Broward County, Florida, as amended by that certain Modification of Mortgage and Other Loan Documents executed as of January 28, 2013, recorded in Official Records Book 49509, Page 1912 of the Public Records of Broward County, Florida (collectively, the "OB Mortgage").

C. On or about the date hereof, Assignor sold (the "Sale") a portion of the collateral encumbered by the OB Mortgage, more specifically described on Exhibit "A" attached hereto and made a part hereof (the "Property"), to Florida Holding 4800, LLC, a Florida limited liability company (the "Buyer").

D. In connection with the Sale, Buyer requested, and Assignor made, a One Million Nine Hundred Twenty Thousand and No/100 Dollars (\$1,920,000.00) loan to Buyer (the "Purchase Money Loan"), which is evidenced by a Promissory Note dated as of the date hereof in the original principal amount of the Purchase Money Loan executed by Assignor and payable to the order of Assignee (the "Purchase Money Note"). In consideration for the Sale, the Buyer executed, in favor of the Assignor, (i) the Purchase Money Note, (ii) a Mortgage and Security Agreement dated as of the date hereof, to be recorded in the Public Records of Broward County, Florida (the "Purchase Money Mortgage") encumbering the Property, and (iii) an Assignment of Leases and Rents dated as of the date hereof, to be recorded in the Public Records of Broward County, Florida (the "Purchase Money ALR"), and consented to a UCC-1 Financing Statement to be filed in the Public Records of Broward County, Florida (the "Purchase Money UCC"; together with the Purchase Money Note, the Purchase Money Mortgage and the Purchase Money ALR, collectively, the "Purchase Money Loan Documents").

E. Assignor has requested that Assignee, and Assignee has agreed to, release the Property from the lien of the OB Mortgage, pursuant to which Assignor executed that certain Partial Release of Mortgage executed on the date hereof releasing the Property from the OB Mortgage (the "Partial Release").

F. To induce Assignee to execute the Partial Release, Assignor has agreed, among other things, to assign all of its right, title and interest in the Purchase Money Mortgage and the rest of

the Purchase Money Loan Documents to Assignee.

WITNESSETH:

FOR VALUE RECEIVED, to secure payment of the Purchase Money Loan, which was endorsed over to Assignee pursuant to that certain Allonge executed as of the date hereof by Assignor in favor of Assignee, Assignor does hereby collaterally SELL, GRANT A SECURITY INTEREST IN, ASSIGN, TRANSFER, SET OVER and DELIVER unto Assignee, all of its right, title and interest in the Purchase Money Mortgage, the Purchase Money ALR, the Purchase Money UCC, and the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage and other instruments. For purposes of Section 701.02, Florida Statutes, Assignee shall be considered the record holder of the Purchase Money Mortgage and the other Purchase Money Loan Documents.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever.

Assignor represents and warrants to Assignee that it owns the Purchase Money Mortgage and the Purchase Money Note and all the indebtedness evidenced and/or secured thereby, that same have not been previously pledged or assigned by it and are owned by it free and clear of liens and encumbrances, that it has the capacity and authority to execute and deliver this Assignment and that it has not previously satisfied the Purchase Money Mortgage or issued a partial release not yet recorded in the public records in respect of the Purchase Money Mortgage.


So long as there are no defaults under the OB Loan and it is then-current, Assignor may retain ordinary course payments received under the Purchase Money Note; provided, however, that upon the full or partial (other than monthly payments of debt service due in accordance with the terms of the Purchase Money Note) repayment of the Purchase Money Note by the Buyer, the Assignor must apply the funds received from the repayment to the OB Note as a principal paydown of the OB Loan.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage and Security Instruments on June 6, 2013.

LAUDERHILL MALL INVESTMENT, LLC,
a Florida limited liability company

By: Lauderhill Members, LLC,
a Florida limited liability company,
its Manager

By: 
Yoram Izhak, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6 day of June, 2013 by Yoram Izhak, the Manager of Lauderhill Members, LLC, a Florida limited liability company, the Manager of Lauderhill Mall Investment, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or has produced _____ as identification.

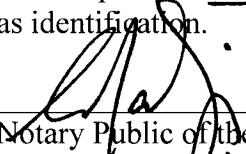

Notary Public of the State of Florida
Printed Name: LETICIA RODRIGUEZ
My Commission Expires: 03/21/2014



EXHIBIT A

LEGAL DESCRIPTION

Tract A., of L.O.B. Plat, according to the plat thereof, as recorded in Plat Book 75, Page 24, Public Records of Broward County, Florida.

TOGETHER WITH:

Non-Exclusive easement for ingress and egress, for vehicular and pedestrian right-of-way purposes, and an exclusive easement for parking for the benefit of Parcel 3 pursuant to the Parking and Access Easement Agreement recorded in O.R. Book 47008, Page 259, Public Records of Broward County, Florida.