WHEN RECORDED MAIL TO:

T.I.M.OF TEXAS, INC. Suite 404 132 South Rodeo Drive Beverly Hills, California 90212

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ASSIGNMENT OF LEASE

38.17414

Vol. 79 Page

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN J. RYAN and MARIE RYAN, Husband and Wife, hereinafter referred to as "ASSIGNOR", does hereby assign, set over and transfer unto T.I.M. of TEXAS, INC., a Texas corporation, hereinafter referred to as "ASSIGNEE", all of its right, title and interest in and to that certain Lease, dated October 15, 1973, recorded March 5, 1974 in Book M-74 at page 3072, Microfilm Records, County of Klamath, State of Oregon, by and between ELTINGE, GRAZIADIO & SAMPSON DEVELOP-MENT CO., a Partnership, and O'CONNOR & COMPANY, a Partnership, doing business as SIXTH AVENUE ENTERPRISES, as "Landlord" and S.S. KRESGE COMPANY, a Michigan corporation, as "Tenant", and any and all amendments and modifications thereto, in and to the property commonly referred to as K-MART SHOPPING CENTER, KLAMATH FALLS, OREGON, and more particularly described on Exhibit "A" attached hereto and made a part hereof. Landlord's interest therein was assigned to Assignor herein by Assignment dated December 20, 1974.

Assignce hereby agrees to accept the foregoing Assignment and to assume, to be bound by and to perform the terms, covenants, and conditions imposed upon Assignor by reason of the above mentioned Lease.

IN WITNESS WHEREOF, they have set their hands this _____ day of <u>March____</u>, 1979.

ASSIGNOF

ASSIGNEE:

BY:

T.I.M. OF TEXAS, INC., a Texas corporation The following described real property in Klamath County, Oregon:

A parcel of land being a part of Tracts 36 and 43, ENTERPRISE TRACTS, located in the Northwest one-quarter (NW2) of the Northwest one-quarter (NW2) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Said parcel of land being more particularly described as follows:

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Beginning at the Northwest corner of said Section 3; thence South 00° 00' 30" East a distance of 73.00 feet; thence North 89° 54' 00" East a distance of 510.00 feet to the true point of beginning. Said true point of beginning being on the Southerly boundary line of Shasta Way; thence continuing North 89 . 54' 00" East along said Southerly boundary line a distance of 555.00 feet; thence South 29° 34' 60" East a distance of 171.97 feet (previous dead calls this 172.28); thence North 89° 54' 00" East a distance of 40.21 feet (previous deed calls this 40.10 feet) to a point on the Westerly boundary line of Avalon Street; thence South 30° 37' 00" West a distance of 636.15 feet (previous deed calls this South 30° 38' 30" West a distance of 636.41 feet) to the Northeasterly corner of that tract of land deeded to McDonald Corporation in Volume M-71 at page 9231, Microfilm Records of Klamath County, Oregon; thence North 59° 17' 30" West (previous deed calls this 59° 21' 20" West) along the-Northeasterly line of said McDonald Tract a distance of 200.00 feet to the Northwesterly corner of said McDonald Tract; thence South 30° 37' 30" West (previous deed calls this South 30° 38' 30" West) along the Northwesterly line of said McDonald Tract a distance of 140.00 feet to the Southwesterly corner of said McDonald Tract; thence North 59° 17' 30" West a distance of 131.13 feet to the Northwesterly corner of that certain parcel described in Mortgage given by Rickfalls, Inc., to the United States National Bank of Oregon, dated March 28, 1961, recorded April 4, 1961 in Volume 201 at page 355, Mortgage Records of Klamsth County, Oregon (previous deed calls this North 59° 21' 30" West a distance of 130.67 feet); thence North 00° 00' 30" West a distance of 647.38 feet to the true point of beginning.

TO 1944 CA (8.74) (Individual) STATE OF CALIFORNIA COUNTY OF LOS Angeles } SS.	
On March 28, 1979	e undersigned, a Notary Public in and for said <u>ie Ryan</u> ,
known to me , known to me to be the person <u>S</u> whose name <u>B</u> <u>are</u> subscribed to the within instrument and acknowledged that <u>they</u> executed the same. WITNESS my hand and official seal.	OFFICIAL SEAL REGINA BEVACQUA NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My comm. expires AUG 14, 1982
Signature legan Georgean	(This area for official notarial seal)

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The following described real property in Klamsth County, Organia

A parcel of land being a part of Tracts 30 and 63, ENTERPRISE TRACIS, located in the Northwest one-quetter (NUM) of the Morthwest one-quarter (NUM) of Section 3, Township 39 South, Range 9 East of the Willemstre Meridian, Klamath County, Oregon, Said parcel of land being more particularly described as follows:

9 o., RSEC 57 reel described in Soutzare Siven 23 Streets 59. 17' 30" Haut a distance of 131.13 fest to the Forthwesterly corner fast to the Southwesterly corner of said McDonald Trade; there were SPS MOLTARSECTIN RECORDS COUNTY OF KLAMATH; SE SPS MOLTARSECTING DE SET MEDOUSTOF KLAMATH; SE SO SPS MOLTARSECTING FOREGON; COUNTY OF KL boundary line of Averous deed controls boundary line of the feet (previous deed controls for the boundary deed of the feet) to the derivative the derivative of the feet of the feet of the derivative of the deri South boundary line of Avalon Street; thence South 30° 37' 00" Noce a 30 - 38 (previous deed calls this 40,10 file)\$8:00 a point on the Westering 172.28); chence North 89° 54' 00" East a distance of 40.21 feet 34' 60" East a distance of 171.97 feet (previous deed onlie this Southerly boundary line a distance of 535.00 feat; thence South 29" Shasta Way; thence continuing North 39" 34' 00" East slong said true point of beginning being on the Southerly boundary line of East a distance of 510,00 feet to the true point of beginning. Said 00° 00' 30' East a distance of 73.00 feet; thence North 89° 54' 00" Beginning of the Morthwest corner of said Section 3; thence South

STATE OF	CALIFORNIA				
COUNTY C	FLos Angeles	<u> </u>	SS.		
↑ On	March 28, 1979	before t	ne the undersigned	a Notary Public in an) , , , ,
		Sam Stein		a Notary Public in an	d for said
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Known to m	e to be ne to be the persons who on behalf of the corporati			executed the within In	strument.
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 acknowledge instrument p of directors. WITNESS p Signature 	o no me that such corporation of the such corporation	resolution of its bo	and Sector	STATING LONDA LUCH	- CALIFORN