

4-40020
 ASSIGNMENT OF LEASE Made this 12th day of August, 1988, by and between
 VICTOR S. TRIDONE and MARK H. TRIONE, as Assignor and MANUEL ELIAS, as Assignee;

W I T N E S S E T H:

For value received, Assignor does hereby assign to Assignee all of Assignor's right, title, and interest in and to that certain lease agreement dated June 3, 1988, wherein Assignor is lessor and A. Steffan is lessee (Lease), a true copy of which lease is attached as Exhibit "A" and thereby made a part of this Assignment as though fully set forth at this place.

Included in this Assignment is all the right, title and interest of Assignor in and to possession of the real property described in the lease upon its termination, to the extent the property was held as "straw man" in the exchange.


Assignor expressly covenants with and warrants to Assignee that: Assignor is the owner of the property described in the Lease, to the extent title was held momentarily for exchange purposes; and Assignor has not made any assignment, pledge, or hypothecation of lessor's interest in the Lease, or the property described in the Lease, other than evidenced in this Assignment.

Assignee expressly covenants with and warrants to Assignor that: Assignee is fully aware of all of the terms, covenants, and provisions of the Lease; Assignee agrees Assignee is entitled to enforce Lessee's obligation to pay rents; and Assignee shall not require Assignor to evict lessee in the event of failure of lessee to vacate the property subject to the Lease.

Pronouns used in this Assignment shall be construed in accordance with the appropriate gender or neuter, and as either singular or plural, as the context requires.

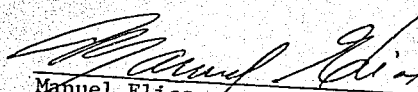
IN WITNESS WHEREOF, the parties hereto have executed this Assignment the day and year hereinabove first written.

ASSIGNOR


 Victor S. Trione


 Mark H. Trione

ASSIGNEE

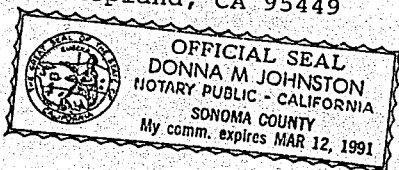

 Manuel Elias

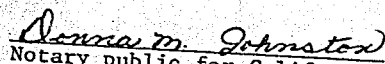
State of California) ss:
 County of Sonoma)

August 12, 1988, personally appeared before me, the above-named Victor S. Trione and Mark H. Trione and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to: Manuel Elias

P.O. Box 543
 Hopland, CA 95449




 Notary public for California

my commission expires: 3-12-91

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FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

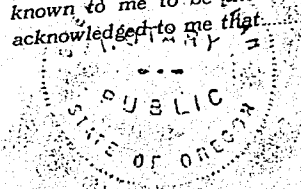
County of Klamath

} ss.

BE IT REMEMBERED, That on this 21st day of October, 1988,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Manuel Elias

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Debra Buckingham
Notary Public for Oregon.
My Commission expires 12-19-88