

APN#: 1320-08-410-010

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 067124-TEA



KAREN ELLISON, RECORDER

When Recorded Mail To:

AmPac Tri-State CDC, Inc.

22365 Barton Road, suite 210

Grand Terrace, CA 92313

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Traci Adams

Escrow Officer

ASSIGNMENT OF LEASE

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN: 1320-08-410-010

RECORDING REQUESTED BY:

Western Title Company
1513 Highway 395, Suite 101
Gardnerville, NV 89410
Escrow #067124-TEA

AND WHEN RECORDED MAIL TO

NAME AmPac TriState CDC, Inc.
ADDRESS 22365 Barton Road, Suite 210
CITY & STATE Grand Terrace, CA 92313

72293050-09
JFJ Toys, LLC

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE ("Assignment") is made this 25th day of November, 2014, by Fred Ramirez ("Lessor") in favor of The United States Small Business Administration ("SBA").

WITNESSETH

A. Lessor is the owner of certain real property located at 2225 Park Place, Minden, NV 89423 ("Subject Property") more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. Lessor entered into leases with the following individuals and/or business entities:

1) JFJ Toys, LLC (name of Lessee) according to the terms of the lease, dated 11/25/2014.

C. In connection with the AmPac Tri-State CDC, Inc. ("CDC") loan from the "CDC" to Lessor, assigned to the SBA, Lessor has agreed to assign its interests in the each of the leases described above to the SBA.

NOW, THEREFORE, Lessor does hereby assign, for security purposes only, all of Lessor's right, title and interest under each of said leases to the SBA with right of reassignment.

It is further provided that in the event of default by the Lessor under SBA Loan Number 72293050-09, each and every of the lessees identified herein above shall pay all rentals due and to become due under said leases to the SBA.

LESSOR

LESSEE

JFJ Toys, LLC


Fred Ramirez

By: 
Fred Ramirez, Managing Member

Title of Document: Assignment of Lease

Number of Pages: 1

Date: November 25, 2014

STATE OF California)
) ss.
COUNTY OF Tulare)

On December 6, 2014, before me, Loarena M Landry a Notary Public, personally appeared Fred Ramirez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Calif that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Loarena M Landry (Seal)

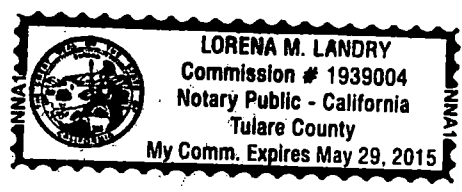


Exhibit "A"

[Legal Description]

COPY

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of MERIDIAN BUSINESS PARK PHASE 1, as recorded in Book 689, at Page 1931 as Document No. 204160, Douglas County, Nevada, Recorder's Office; thence South $00^{\circ}00'01''$ East, 333.21 feet to THE POINT OF BEGINNING; thence continuing South $00^{\circ}00'01''$ East, 119.06 feet; thence South $89^{\circ}46'14''$ West, 346.84 feet; thence North $17^{\circ}48'46''$ West, 119.57 feet; thence along the arc of a curve to the right, having a delta angle of $00^{\circ}56'06''$, radius of 325.00 feet and an arc length of 5.30 feet; thence non-tangent to the preceding curve North $89^{\circ}46'14''$ East, 385.00 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey No. 3, for Meridian Business Park filed for Record in the Office of County Recorder of Douglas County, State of Nevada, on January 10, 1990, in Book 190, Page 1664, Document No. 217917.

TOGETHER WITH:

A Parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 8, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of MERIDIAN BUSINESS PARK PHASE 1, as recorded in Book 689, at Page 1931 as Document No. 204160, Douglas County, Nevada Recorder's Office; thence South $00^{\circ}00'01''$ East 452.27 feet to THE POINT OF BEGINNING; thence South $00^{\circ}00'01''$ East 338.20 feet; thence South $89^{\circ}46'14''$ West, 339.26 feet to a point on a curve and on the Easterly right-of-way of Park Place as shown on said MERIDIAN BUSINESS PARK plat; thence along said Easterly right-of-way along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of $38^{\circ}21'26''$ radius of 445.85 feet, and an arc length of 298.48 feet; thence North $17^{\circ}48'46''$ West, 47.61 feet; thence North $89^{\circ}46'14''$ East, 346.84 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey No. 1, for Meridian Business Park filed for Record in the Office of County Recorder of Douglas County, State of Nevada, on September 29, 1989, in Book 989, Page 4001, Document No. 211963.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 2, 1997, as Document No. 414072, in Book 0697, Page 494 of Official Records.

**Assessor's Parcel Number(s):
1320-08-410-010**

COPY

WAIVER OF LANDLORD'S LIEN

WHEREAS, JFJ Toys, LLC (Lessee) has leased from Fred Ramirez (Lessor) premises known as 2225 Park Place, Minden, NV 89423, under a lease agreement a copy of which is attached hereto (the "Lease"); and

WHEREAS, Lessor desires to waive any lien Lessor may have in personal property kept or installed in or about the leased premises by Lessee in order to permit Lessee to meet the requirements for the obtaining of a small business loan;

NOW THEREFORE, in consideration of the Lease and in consideration of the making of a small business loan to be guaranteed by the U.S. Small Business Administration (SBA), Lessor does hereby waive, release and relinquish, in favor of and to AmPac Tri-State CDC, Inc.(CDC) and the SBA, has or may hereafter have against the personal property of Lessee kept or installed in or about the said leased premises, more especially waiving and releasing in favor of and to CDC and the SBA any lien or right of lien on said personal property, under any present or future law, as well as any right to levy and distraint upon such personal property or any other property for sums due to Lessor by Lessee.

FURTHER should Lessee become delinquent in payments to Lessor pursuant to said Lease, then Lessor shall notify in writing, CDC and the SBA of such delinquency and provide CDC and the SBA fifteen (15) days to cure such delinquency prior to commencing any action against Lessee to terminate the tenancy.

IN WITNESS WHEREOF, the Lessor has executed this instrument on the 25th day of November, 2014.

Lessor:


FRED RAMIREZ