

STATE OF ALABAMA:
JEFFERSON COUNTY:

ASSIGNMENT OF LEASE

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, including the purchase of the property located at 2180 Highway 31 South, Pelham, AL 35124 by Assignees herein, receipt of which is hereby acknowledged, we, the undersigned, do hereby assign all of our rights and interests in the following lease, including all deposits on hand, and all future rents due under said lease, to _____;

Avondale Development Company (92%) and Jashlyn, L.L.C. (8%)

purchasers of said property:

The lease on 2180 Highway 31 South, Pelham, AL 35124, dated July 19th, 1995, to Handy TV, Inc.

In Witness Whereof, this assignment of lease was executed on this 5th day of December, 2001.

K & B INVESTMENT CORPORATION

By: _____

Jacques Gurdjian, Vice President

Sworn to and subscribed before me this 5th day of December, 2001.

Opal L. Merrill
Notary Public

My Commission Expires: 6/4/03



Opal L. Merrill
MY COMMISSION # CC834485 EXPIRES
June 4, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

01/15/2002-02676

01:49 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.00

Inst # 2002-02676

EXHIBIT "A"

A part of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West; thence turn an angle of 20° 29' 10" left from the West line of said quarter-quarter section and run Southeasterly for a distance of 347.40 feet; thence turn 71° 34' 40" left and run Easterly for a distance of 364.82 feet; thence turn 4° 50' 40" right and run Easterly for a distance of 369.55 feet to the beginning; thence turn 115° 32' left and run Northwesterly for a distance of 178.73 feet; thence turn 118° 34' 10" right and Southeasterly for a distance of 130.53 feet; thence turn 27° 14' 20" left and run Northeasterly for a distance of 154.30 feet to the Southwesterly right of way line of Old U.S. Highway No. 31; thence turn 83° 55' right and run Southeasterly along the right of way of said road for a distance of 156.00 feet; thence turn 100° 24' 30" right and run Southwesterly for a distance of 284.26 feet; thence turn 88° 22' right and run Northwesterly for a distance of 14.14 feet to the point of beginning. Situated in Shelby County, Alabama.

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