



Real Estate Assets Department
SDC003

Document Type

LEGAL DOCUMENTS



Sub - Category

ASSIGNMENTS



ASSIGNMENT OF LEASE

This assignment is between The East Garnet Center Joint Venture ("Assignor") and the Mitsuuchi Family Trust (Assignee") with regard to that certain lease of real property known as City Clerk Document RR-266863 by and between the City of San Diego as Landlord, and The East Garnet Center Joint Venture as Tenant ("the Lease") concerning the real property known as a portion of the rear parking area at 2710 Garnet Avenue, consisting of approximately 4,000 square feet. Such Property is more specifically described in Exhibit "A", which is attached hereto and incorporated herein by reference.

The Parties agree as follows:

1. Assignor hereby transfers and assigns to Assignee all right, title and interest in the Lease together any prepaid rent and/or security deposit on said Lease.
2. This assignment shall become effective upon the following date: OCTOBER 31, 1988 ("Effective Date")
3. The parties agree that the assignment consented to by this document is a novation and that Assignee shall be substituted for Assignor as the party responsible for the performance of the Leasehold obligations of Tenant arising after the Effective date. After such Effective Date Assignor shall be relieved from all claims and liabilities of any kind thereafter arising under the Lease.
4. Assignee assumes and agrees to perform all obligations of Tenant arising under the Lease after the Effective Date. Assignee agrees to indemnify defend and otherwise hold Assignor harmless against all claims and liabilities of any kind arising out of or relating to the Lease after the Effective Date.
5. This agreement shall be binding upon the parties, their heirs successors and assigns. It is entered into for the benefit of the parties and the Landlord. In any action to enforce this agreement the prevailing party shall be entitled to receive reasonable attorney's fees.

East Garnet Center and the three sons
By James R. Kennedy
(Name), Assignor

Roy K. V. [Signature] Nancy M. [Signature]
(Name) Assignee

CONSENT TO ASSIGNMENT OF LEASE

The undersigned Landlord consents to the assignment of the referenced Tenant to the Referenced assignee.

City of San Diego by:

[Signature]
Title: DEPUTY CITY MANAGER

October 13, 1988
Date

ADM3:057-GB

Exhibit A

SENT TO ESCROW CO. ON 10/14/88
OCT 13 3 12 PM '88

ASSIGNMENT OF LEASE

This assignment is between The East Garnet Center Joint Venture ("Assignor") and the Mitsuuchi Family Trust (Assignee") with regard to that certain lease of real property known as City Clerk Document RR-266863 by and between the City of San Diego as Landlord, and The East Garnet Center Joint Venture as Tenant ("the Lease") concerning the real property known as a portion of the rear parking area at 2710 Garnet Avenue, consisting of approximately 4,000 square feet. Such Property is more specifically described in Exhibit "A", which is attached hereto and incorporated herein by reference.

The Parties agree as follows:

1. Assignor hereby transfers and assigns to Assignee all right, title and interest in the Lease together any prepaid rent and/or security deposit on said Lease.

2. This assignment shall become effective upon the following date: _____ ("Effective Date")

3. The parties agree that the assignment consented to by this document is a novation and that Assignee shall be substituted for Assignor as the party responsible for the performance of the Leasehold obligations of Tenant arising after the Effective date. After such Effective Date Assignor shall be relieved from all claims and liabilities of any kind thereafter arising under the Lease.

4. Assignee assumes and agrees to perform all obligations of Tenant arising under the Lease after the Effective Date. Assignee agrees to indemnify defend and otherwise hold Assignor harmless against all claims and liabilities of any kind arising out of or relating to the Lease after the Effective Date.

5. This agreement shall be binding upon the parties, their heirs successors and assigns. It is entered into for the benefit of the parties and the Landlord. In any action to enforce this agreement the prevailing party shall be entitled to receive reasonable attorney's fees.

East Garnet Center and the three sons
by JAMES R. - 10/11/88
(Name) Assignor

Koy L. Mitsuuchi - Nancy M. Mitsuuchi
(Name) Assignee

CONSENT TO ASSIGNMENT OF LEASE

The undersigned Landlord consents to the assignment of the referenced Tenant to the Referenced assignee.

City of San Diego, by:

[Signature]
Title: DEPUTY CITY MANAGER

October 13, 1988

Date

ADM3:057-GB

Exhibit A

EXHIBIT A

