

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE is made as of November 19, 2014 by and between **DCR REAL ESTATE III SUB I, LLC**, a Delaware limited liability company ("Assignor"), and **SKELTON CORDELE PROPERTIES, LLC**, a Montana limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignee has acquired all of Assignor's right, title, interest and estate in and to the real property the real property located at 510 East 15th Avenue, Cordele, GA 31015.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby transfer, assign, set over and quitclaim, to Assignee, all of Assignor's right, title and interest in and to that certain Lease Agreement dated as of June 11, 2013, between Assignor and The United States of America through its General Services Administration, as subsequently amended and as more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Lease"), including the tenant security deposit, if any, under such Lease.

Assignee hereby assumes the Lease and agrees to perform and keep all terms, conditions, covenants, agreements, liabilities and obligations to be performed thereunder, including the refund of all refundable security deposits held in respect thereto which have been delivered or credited to Assignee, and to indemnify and hold harmless Assignor from and against any and all claims, demands, causes of actions, judgments, and liabilities which may be asserted or recovered against Assignor arising out of or relating or pertaining to the assigned Lease and security deposits, if any, accruing subsequent to the date hereof, including attorneys' fees and costs incident thereto.

[SIGNATURE AND NOTARIZATION PAGE FOLLOWS]



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Print Name of Witnesses

ASSIGNEE:

SKELTON CORDELE PROPERTIES, LLC



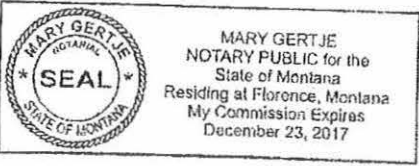
By:

Name: Sanya S. Walkenbush

Its: Manager

STATE OF MONTANA)
) SS
COUNTY OF Missoula)

The foregoing instrument was acknowledged before me this 20th day of November, 2014, by Sanya Walkenbush, as Manager of Skelton Cordele Properties, LLC, on behalf of the company. He/she is personally known to me or has produced drivers License as identification.



Printed Name: Mary Gertje
Notary Public My Commission Expires: 12/23/17