

#1471

LEASE ASSIGNMENT Northside
Boulevard Armory

9119356

HOLD ABSTRACT AND TITLE

LEASE ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS that the Board of Park Commissioners of the City of South Bend, Indiana ("Assignor") hereby assigns to the City of South Bend, Indiana, acting by and through its Board of Public Works ("Assignee"), that portion of a certain Land Lease made by the Assignor to the United States of America, dated May 18, 1952, and a memorandum of which was recorded in Miscellaneous Record 121, page 628, on June 12, 1952, in the Office of the St. Joseph County Recorder, that covers the following described property situated in South Bend, Indiana:

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A part of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eighteen (18), Township Thirty Seven (37) North, Range Three (3) East, Portage Township, all in the City of South Bend, St. Joseph County, Indiana, and more particularly described as follows:

Beginning at the southeast corner of Lot No. 24 in Miksell's G.W. First Addition in South Bend, Indiana (Plat Book No. 8, Page 137, St. Joseph County), said corner being on the southerly extension of the west right of way line of a public street (now known as Greenlawn Avenue); thence North 89°34'55" West (Assumed Bearing) along the south line of said Lot No. 24 a distance of 141.85 feet; thence along the south line of a 14 foot alley South 78°53'00" West a distance of 364.59 feet; thence South 00°20'25" East a distance of 370.19 feet; thence South 62°12'25" East a distance of 177.06 feet to the northern right of way line of a public street (now known as Northside Boulevard); thence continuing along said northern right of way line the following five (5) courses; (1) North 37° 47' 35" East, 100.00 feet, (2) North 38° 47' 35" East, 100.00 feet, (3) North 45° 28' 35" East, 100.00 feet, (4) North 54° 23' 35" East, 100.00 feet, (5) North 65° 36' 10" East, 71.88 feet to the southerly extension of the west right of way line of said Greenlawn Avenue; thence continuing North 65° 36' 10" East a distance of 28.12 feet; thence North 70° 35' 10" East a distance of 7.75 feet to an intersection with the southerly extension of the centerline of Greenlawn Avenue; thence North 00° 20' 25" West along said southerly extension of the centerline of Greenlawn Avenue, a distance of 192.58 feet; thence North 89° 34' 55" West a distance of 33.00 feet to the Point of Beginning and containing 4.241 acres, more or less. This description being subject to all leases, easements, and rights of way of public record,

ST. JOSEPH CO. RECORDER
FILE NO. MARION SEACH
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more commonly referred to as the Northside Boulevard Armory.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns from July 5, 1991, forward and including any extensions or renewals, and all rents, additional rents and other rents which are now or may hereafter be due and owing.

The Assignor covenants and warrants that the Land Lease is in full force and effect, that the Assignor is not in default or breach of said lease, and has no knowledge of any claims, offsets, or defenses of the United States of America under said lease, nor any basis for asserting the same. The Assignor further represents that rents due subsequent to this assignment have not been paid in advance

by the United States of America except as disclosed to Assignee.

IN WITNESS WHEREOF, the Assignor has caused its hand and seal to be set unto this assignment by its duly authorized officers, this 17th day of June, 1991.

BOARD OF PARK COMMISSIONERS
CITY OF SOUTH BEND, INDIANA

By: Gwen Stiver
Gwen Stiver, President

ATTEST:

Monique Deguara
Monique Deguara

Acceptance of Assignment this 24th day of June, 1991.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

J. G. D. Luyckx
Patricia Edell
William Humphrey

ATTEST:

Sandra M. Parmerlee

9119356

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