

ASSIGNMENT OF LEASE

This agreement made and entered into this day of
1982, by and between The City of Portland, a municipal corporation
("City"), Martin W. Dodge and A. Raymond Dodge ("Assignor"), and
Terry Ashton, an individual ("Assignee")

W I T N E S S E T H :

WHEREAS, Assignor now leases from City certain premises
located in the "Morrison Park East" building pursuant to that certain
lease agreement between said parties dated October 31, 1980; and

WHEREAS Assignee desires to use the premises for the same
purpose: display and retail sales of micro computers and related
hardware, pursuant to said lease; now, therefore

In consideration of the premises and of the undertakings of
the parties contained herein,

IT IS AGREED:

1. Assignor assigns to Assignee all his right, title and
interest as Lessee under that certain Lease Agreement between the City
and Assignor dated October 31, 1980, respecting the ground floor store-
room containing approximately 1,556 square feet located at Lots 1, 2, 3, 4,
5, 6, 7, and 8 of Block 49, Portland, more commonly known as Morrison
Park East.

2. Assignee assumes all rights and obligations of Lessee under
said lease and agrees to be bound by its terms and conditions and any
modifications hereof contained herein.

3. The City expressly approves this assignment and releases
Assignor from all further liability under said lease.

5. All rent and other charges owing City under said lease are paid through February, 1982. All sums owned by Assignor to City under said lease have been paid in full, and all covenants to be performed by Assignor under said lease have been performed or their performance is hereby waived.

6. It is agreed that the expiration date of said lease pursuant to paragraph 1(A) thereof is February 28, 1987.

7. Assignee has inspected the premises and accepts them "as is".

8. The permitted use of the premises pursuant to paragraph 3 of said lease shall be display and retail sales of micro computers and related hardware. Assignee shall do business under the name "Computerland of Multnomah County."

9. Unless otherwise specified in writing, Assignee's address for notices is: Computerland of Multnomah County
Attention: Terry Ashton
327 S. W. Morrison
Portland, Oregon 97204

IN WITNESS WHEREOF the parties have executed this agreement on the date hereinabove first written.

CITY OF PORTLAND

Commissioner of Public Utilities
Assignor:

Auditor

Martin W. Dodge
Assignee:

A. Raymond Dodge

Terry Ashton

APPROVED AS TO FORM
Christina P. Thomas
CITY ATTORNEY

153014

In consideration of execution of this Assignment of Lease by the City of Portland, the undersigned, acting in his individual capacity, does hereby guarantee the performance by Computerland of Multnomah County of all covenants and conditions assumed by it under this Assignment.

Terry Ashton

ORDINANCE No. 158014

An Ordinance authorizing an assignment of the lease agreement with Martin W. Dodge and A. Raymond Dodge, individuals, to Terry Ashton, an individual, for space in Morrison Park East for the remaining term of six years, for operation of a retail store, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Development Commission entered into a lease agreement with Martin W. Dodge and A. Raymond Dodge on October 31, 1980, effective February 15, 1981.
2. Martin W. Dodge and A. Raymond Dodge have relinquished possession of the premises, and rent has been paid to the City according to the terms of the agreement.
3. Resolution No. 32595, passed by the Council on January 23, 1980, accepted jurisdiction and control of the Morrison Park East facilities from Portland Development Commission.
4. Martin W. Dodge and A. Raymond Dodge wish to assign their interest in the agreement for lease of retail space located at 327 S. W. Morrison to Terry Ashton. Terms and conditions are advantageous to the City.
5. The form of lease assignment has been approved by the City Attorney.

NOW, THEREFORE, the Council directs:

- a. The Auditor and Commissioner of Public Utilities are authorized to execute an assignment of lease providing for the assignment of the above described lease to Terry Ashton, an individual, from Martin W. Dodge and A. Raymond Dodge, individuals, 12070 N. W. Kathleen Drive, Portland, Oregon 97229, such agreement to be substantially in conformance with Exhibit A which is attached to the original only hereof and by this reference made a part.

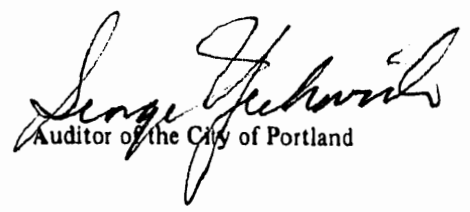
ORDINANCE No.

Section 2. The Council declares that an emergency exists because it is necessary to proceed at once with an agreement for lease of retail space in the Morrison Park East parking garage in order to maintain the greatest income to the City; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, MAR 31 1982

Commissioner Strachan
Joan M. Cassidy:mjp
March 3, 1982
BUC 71584721

Attest:


Auditor of the City of Portland

