

CITY OF NEW ORLEANS
MUNICIPAL YACHT HARBOR
Boathouse Leasehold Assignment

Sidney Torres IV

LESSEE - ASSIGNOR

Christopher Fuhrman

ASSIGNEE

STATE OF LOUISIANA:

PARISH OF ORLEANS:

BE IT KNOWN, that the New Orleans Municipal Yacht Harbor of the City of New Orleans, (hereinafter referred to as "Lessor") does by these presents lease and let unto this 3rd day of December in the year of 2003, in the presence of the witnesses hereinafter named and undersigned, personally came and appeared Sidney Torres IV, who declared that he has leased from the City of New Orleans boathouse number # 47, bearing the municipal number 7918 Breakwater Dr., New Orleans, La. 70124 being part of the property under the jurisdiction of the City of New Orleans and under the control and management of the New Orleans Municipal Yacht Harbor, Department of Property Management and the City of New Orleans for the annual rental rate as prescribed in accordance with the established rate schedule prepared and published by Lessor.

Appeared and further declared that for the consideration of \$325,000.00 he does hereby assign and transfer over all of his rights, title and interest under said lease unto:

Christopher Fuhrman
4013 Yale Street
Metairie, La. 70002

The assignee does hereby take cognizance of all the terms and conditions, of the attached lease enter into by and between the assignor and the City of New Orleans for the hereinabove referred to boathouse lease. The assignee binding himself to perform all of the conditions and obligations of said attached lease. Assignee does

hereby further agree to deliver over unto the City of New Orleans transfer fee(s) of three percent (3%) of the sale amount of said leasehold improvement in the sum of \$9,750.00 dollars in consideration for the City of New Orleans entering into and approving the assignment of the herein referred to lease.

Assignee does hereby further agree that in further consideration of the City of New Orleans allowing for the assignment of the hereinabove referred to lease, the assignee does hereby agree with the City of New Orleans to pay the annual rental rate as prescribed in accordance with the established rate schedule prepared and published by Lessor for the remaining year(s) of the original lease and any options on said lease.

Lessee agrees and obligates itself, its successors and assigns to hold the City of New Orleans and the New Orleans Municipal Yacht Harbor harmless from any loss or damage sustained or incurred by Lessee, its guests, employees, agents and any third parties who have been on the said boathouse during the term of the lease herein assigned whether with or without Lessee's permission, and agrees to indemnify, save, and hold harmless Lessor from and against any and all loss, liability, claims or causes of action existing in favor of or asserted by Lessee, or such guests, employees, agents and any third parties who have been on the said boathouse whether with or without Lessee's permission arising after the date of this Assignment.

Assignee takes cognizance that the improvements have not been inspected by the City of New Orleans and assignee accepts all such improvements as is, without any warranty whatsoever, even as to their suitability for the purposes and uses intended by Assignee. Assignee acknowledges that in the event of the necessity of repair or replacement of any part or all of the improvements, lessor shall have no liability to assignee, his successors or assigns for the costs thereof and assignee waives any right of setoff of rents or the diminution of rent under the lease herein assigned for such costs.

LEASE APPROVAL: This lease shall not be binding unless and until it is approved and accepted by the Council of the City of New Orleans.

ASSIGNOR: [Signature] Date: 12/3/03 ASSIGNEE: [Signature] Date: 12/3/03
Sidney Torres IV Christopher Fuhrman

WITNESSES:
[Signature]
[Signature]
[Signature]

LESSOR:
N. O. Municipal Yacht Harbor of the City of New Orleans

APPROVED:
N.O.MUNICIPAL YACHT HARBOR
By: [Signature]
Carl I. Robinson, Harbor Master

BY: [Signature]
C. RAY NAGIN, MAYOR
Date: 12/3/03

DEPARTMENT OF PROPERTY MANAGEMENT

By: [Signature]
Ronald M. Ruiz, Director

Law Department
By: [Signature]
Sherry F. Landry, City Attorney

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MOTION

M-03-743

CITY HALL November 20, 2003

BY: COUNCILMEMBER Batt (BY REQUEST) AND COUNCILMEMBERS SAPIR AND THOMAS

WHEREAS, Boathouse Number 47, located in the New Orleans Municipal Yacht Harbor, is presently leased by the City of New Orleans to Sidney Torres IV.

WHEREAS, Sidney Torres IV wishes to transfer the leasehold interest in and to the aforementioned boathouse to:

Name: Christopher Fuhrman

Residing at:

St. Name: 4013 Yale Street

City/State/Zip: Metairie, La. 70002

WHEREAS, the appropriate forms have been executed and filed with the Yacht Harbor Manager and the Department of Property Management; now, therefore

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,

That the Municipal Yacht Harbor is authorized to initiate an agreement for leasehold interest in and to Boathouse Number 47 in the Municipal Yacht Harbor to Christopher Fuhrman and the same is hereby approved.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS: Clarkson, G111 Pratt, Gusman, Sapir, Thomas, Willard-Lewis - 6

NAYS: 0

ABSENT: Batt (Out of Town) - 1

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Peggy Cantrell
CLERK OF COUNCIL