

1984 JUL 17 PM 2:57
12208 PG 3059
MEMORANDUM OF LEASE

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THIS MEMORANDUM OF LEASE, made and entered into this 3 day of JULY, 1984, by and between METROPOLITAN DADE COUNTY, a political subdivision of the State of Florida (hereinafter referred to as "Lessor"), and DOLPHIN STADIUM CORPORATION, a Florida corporation, (hereinafter referred to as "Lessee");

W I T N E S S E T H:

WHEREAS, that certain tract or parcel of land lying, being and situate in Dade County, Florida, as more particularly described on Exhibit "A" which is attached hereto and made a part hereof (which land is referred to herein as the "Land") has been donated to Lessor on the express condition that same be leased to Lessee for construction, development and operation of a sports and recreational complex on the Land and other possible development compatible therewith; and

WHEREAS, Lessor has accepted the donation of the Land on the express condition that same be leased to Lessee, as aforesaid; and

WHEREAS, Lessor has or will acquire fee simple title to the Land and desires to lease the Land to Lessee; and

WHEREAS, Lessee desires to lease the Land from Lessor for the purpose of improving same with a sports and recreational complex and possible other development compatible therewith; and

WHEREAS, the parties have on this date entered into a Lease Agreement (the "Lease") and desire to record a Memorandum of Lease in the Public Records of Dade County, Florida.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions set forth in said Lease, the parties state as follows:

Lessor has leased the Land to Lessee, and Lessee has leased the Land from Lessor, for a period of ninety-nine (99) years commencing from and including the Effective Date of the

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Lease. The Effective Date of the Lease shall be either the date of execution of the Lease by all of the parties hereto or the date the Lessor acquires title of record to the Land, whichever shall last occur.

Lessee shall use and occupy the Land for the purpose of developing, constructing and operating a sports and recreational complex and possible other development compatible therewith upon a portion of the Land. In the event development of a sports stadium upon the Land has not been commenced on or before September 1, 1986 or substantially completed on or before September 1, 1990, then this Lease shall automatically terminate and be of no further force and effect. For purposes hereof, development shall be deemed to have been commenced at such time as the Land has been cleared and preparation for construction has commenced. After substantial completion of a sports stadium, the Land may be used for any purpose consistent with stadium use.

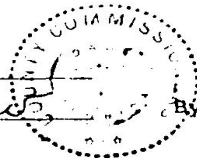
IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

Signed, sealed and delivered in the presence of:

LESSOR:

METROPOLITAN DADE COUNTY, a political subdivision of the State of Florida

Ann Slavin
DEPUTY CLERK



By: [Signature]

LESSEE:

DOLPHIN STADIUM CORP., a Florida Corporation

Marian E. Kueker
Jean L. Busted

By: [Signature]

STATE OF FLORIDA)
) SS.:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared Connie B. Jones as Ass't County Manager of Metropolitan Dade


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County, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed said instrument for the purposes expressed therein on behalf of the County.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th day of July, 1984.

Salome L. ...
NOTARY PUBLIC, State of Florida
at Large


My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. APR 26, 1988
BONDED THRU GENERAL INS. CO.

STATE OF FLORIDA)
) SS.:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared JOSEPH ROBBIE as PRESIDENT of Dolphin Stadium Corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed said instrument for the purposes expressed therein on behalf of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 12th day of JULY, 1984.

Roberta Ruth Laine
NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires October 24, 1985
Bonded thru Maynard Bonding Agency
05-027-473/2*

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LEGAL DESCRIPTION OF A 161 ACRE PARCEL OF LAND

The Land is located within the confines of a part of Tracts 1 through 9, inclusive, MIAMI GARDENS SUBDIVISION, recorded in Plat Book 2 at Page 96, and a part of the N.E. 1/4 of the N.E. 1/4 of Section 3, Township 52 South, Range 41 East, all in the Public Records of Dade County, Florida.

The Land is also located within the confines of a Southerly part of the JOHN W. NEWMAN SUBDIVISION OF SECTION 34, Township 51 South, RANGE 41 East, Recorded in Plat Book 1, at Page 118, of the Public Records of Dade County, Florida. The exterior boundary of the Land being more particularly described as follows:

Commence at the S.W. corner of Section 34, said corner also being the N.W. corner of Section 3, and run N. 0° 07' 44" W. along the Westerly line of Section 34, a distance of 1944.71 feet to a point on the Southerly line of the South Florida Flood Control line of Snake Creek Canal; Thence run S. 86° 11' 45" E. along the Flood Control line, a distance of 984.74 feet to the Point of Beginning (P.O.B.) of the Land hereinafter described; Thence continue S. 86° 11' 45" E., along the Flood Control line, a distance of 4312.48 feet to a point on the Easterly line of Section 34; Thence run S. 0° 00' 12" E. along the Easterly line of Section 34, a distance of 407.95 feet to a point; Thence run N. 86° 11' 45" W., parallel to the aforesaid Flood Control line, a distance of 1243.55 feet to a point; Thence run S. 0° 00' 12" E., parallel to the Easterly line of Section 34, crossing the dividing line between Sections 34 and 3, said dividing line contiguous one to the other, a distance of 1432.22 feet to a point on a circular curve concave Northwesterly and having a radius of 2103.495 feet; Thence run Southwesterly along the arc of said curve, through a central angle of 28° 16' 42", a distance of 1038.18 feet to the Point of Tangency (P.T.); Thence run S. 88° 45' 09" W., tangent to the last-mentioned curve and parallel to the Northerly line of Section 3, a distance of 400.00 feet to a point on the Westerly line of the N.E. 1/4 of Section 3, said point being the beginning of a curve concave Northeasterly and having a radius of 1557.96 feet; Thence run Northwesterly along the arc of said curve through a central angle of 19° 06' 26", a distance of 519.55 feet to a Point of Reverse Curvature (P.R.C.) of a circular curve concave Southwesterly and having a radius of 1557.96 feet; Thence run Southwesterly along the arc of said curve, through a central angle of 19° 06' 26", a distance of 519.55 feet to the Point of Tangency (P.T.) of said curve; Thence run S. 88° 46' 51" W., tangent to the last-mentioned curve, parallel to the Northerly line of Section 3, a distance of 300.00 feet to a Point of Curvature (P.C.) of a circular curve concave Northeasterly and having a radius of 1208.58 feet; Thence run Northwesterly along the arc of said curve, through a central angle of 16° 27' 35", a distance of 347.20 feet to a point; Thence run N. 0° 07' 44" W., crossing the aforesaid dividing line between Sections 3 and 34, parallel to the Westerly line of said Section 34, a distance of 2139.40 feet to the Point of Beginning (P.O.B.).

The gross area of the foregoing parcel is 161.444 acres, more or less.

Subject to that part of the 20-foot roadway right-of-way, South of, and adjacent to, the Northerly line of Section 3, contained within the foregoing description of the Land. Area of 20-foot right-of-way is 1.345 acres, more or less.

05-027-473/2*

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RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED

RICHARD P. BRINKE
CLERK CIRCUIT COURT

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