

ASSIGNMENT OF CONTRACT FOR SALE OF REAL ESTATE

This Assignment of Contract for Sale of Land For Private Redevelopment (this "Assignment") is executed effective as of this 7th day of December, 2015 by Core Associates, LLC ("Assignor") and Big Mo, LLC ("Assignee").

RECITALS

- A. On or about October 10, 2013, Assignor, as Purchaser, entered into that certain Contract for Sale of Land for Private Redevelopment (the "Contract") with Tulsa Development Authority (as Seller) by which Core agreed to purchase certain property described in the Contract;
- B. Section 10 of the Contract allows Core the right to assign the Contract under certain circumstances, which exist, and Core wishes to assign the Contract to Assignee, the latter of which agrees to accept such Assignment and assume Core's obligations for the completion of the redevelopment Project as defined in the Contract.

NOW, THEREFORE, in consideration of the Recitals set forth above, all of which are incorporated into this Assignment and for other valuable consideration, the parties agree as follows:

- 1. **Assignment.** Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Contract.
- 2. **Acceptance.** Assignee hereby accepts from Assignor the assignment of the Contract as provided herein, and agrees to perform all of Assignor's duties and obligations under the Contract from and after the date hereof.

IN WITNESS WHEREOF, both parties have duly executed this Assignment on the day and year first above written.

"Assignor"

Core Associates, LLC

By: 

Emmet C. Richards, Manager

"Assignee"

Big Mo, LLC

By: Core Associates, LLC, Manager

By: 

Emmet C. Richards, Manager

RESOLUTIONS OF BIG MO, LLC

The undersigned, constituting the only Members of Big Mo, LLC, an Oklahoma limited liability company (the "Company"), hereby approve that certain transaction by which the Company acquires property in Tulsa, Oklahoma from the Tulsa Development Authority and/or the City of Tulsa, pursuant to a Contract dated on or about October 10, 2013 (as Amended and as assigned by Core Associates, LLC to Company), and hereby authorize Emmet C. Richards, Manager of Core Associates, LLC, which is the sole Manager of Company, to execute any and all documents in connection therewith and to perform all other acts and deeds to consummate the transaction contemplated by the Contract.

Dated effective as of the 7th day of December, 2015.

Members:

CORETZ LEGACY INVESTMENTS, LLC, an Oklahoma limited liability company

By: 
Kimberly A. Coretz, Trustee of the Coretz 2003 Legacy Trust, Manager

CORE CAPITAL MANAGEMENT, LLC (formerly known as Big Mo-R, LLC), an Oklahoma limited liability company

By: 
Emmet C. Richards, Manager

Manager:

CORE ASSOCIATES, LLC, an Oklahoma limited liability company

By: 
Emmet C. Richards, Manager