

**ASSIGNMENT AND ASSUMPTION OF PURCHASE AGREEMENT**

**WHEREAS**, KONA PROPERTIES, LLC., a Minnesota limited liability company (“Assignor”) entered into that certain Purchase Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions effective September 4, 2012 (the “Purchase Agreement”) for the purchase of real property located at OUTLOT A, RAMSEY TOWN CENTER THIRD ADDITION, ANOKA COUNTY, MINNESOTA (the “Property”) from THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, RAMSEY, MINNESOTA, a public body politic and corporate under the laws of the state of Minnesota (the “Seller”); and

**WHEREAS**, the Assignor desires to assign its interest in the Purchase Agreement to WEST REAL ESTATE AND MANAGEMENT, INC., a Minnesota corporation (“Assignee”); and

**WHEREAS**, Assignor for good and valuable consideration, desires to convey and assign all of its right, title and interest in and to the Purchase Agreement to Assignee.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

1. **Assignment.** Effective as of the date hereof, Assignor hereby conveys and assigns to Assignee, and Assignee hereby assumes all right, title and interest and obligations and liabilities in the Purchase Agreement.
  
2. **Counterpart.** This Assignment may be executed in any number of counterparts which when taken together will constitute one and the same document.

**IN WITNESS WHEREOF**, the parties hereto have caused this Assignment to be made effective as of September 10, 2012.

**ASSIGNOR:**

KONA PROPERTIES, LLC

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By: Jim Winkels  
Its: Partner

**ASSIGNEE:**

WEST REAL ESTATE AND  
MANAGEMENT, INC.

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By: Tom Noble  
Its: President