

ASSIGNMENT

This assignment is made and entered into by and between Brian C. Stambaugh, single and Jeffrey E. Stambaugh, married, as Assignor's and Donald P. Wang as Assignee.

WHEREAS, Calvin E. Stambaugh, now deceased, was heretofore the owner of property set forth in Exhibit A; and

WHEREAS, during the said Calvin E. Stambaugh's term of ownership he entered into three separate Leases on the property, one to Lamar Companies on or about October 5, 2000 for the placement of a billboard on the property, one to Kleese Development Associates for an oil and gas lease and the third lease to Ameritech Wireless Communications, Inc. on or about September 12, 2000 subsequently known as New Cingular Wireless, PCS, LLC, which provided for the construction of a communication cell tower on said property; and

WHEREAS, only the Kleese Development Associates lease was filed with the Trumbull County Recorder's Office as Vol. 326, Pge 926 and the other Leases remained as unrecorded Leases on said property; and

WHEREAS, Calvin E. Stambaugh transferred the property described in Exhibit A to his two sons and only heirs, namely, Brian C. Stambaugh and Jeffrey E. Stambaugh by Instrument Number 200401020000078; and

WHEREAS, Jeffrey E. Stambaugh and Brian C. Stambaugh, thereafter transferred the property to Wide Open Enterprises, LLC , whose sole member was Jeffrey E. Stambaugh; and

WHEREAS, the said Wide Open Enterprises, Inc., thereafter borrowed money against said property from Farmers National Bank and there was subsequent default and foreclosure initiated by Farmers National Bank under case Number 2013 CV 1776 on the docket of the Court of Common Pleas, Trumbull County, Ohio and appointment of Ronald Roman Receiver LLC to sell the property pursuant to Court Order; and

WHEREAS, during the term of ownership from 2004 through 2008, the said Brian C. Stambaugh, executed a "First Amendment to Ground Lease Agreement" on or about February 13, 2006 with New Cingular Wireless PCS; and

WHEREAS, Brian C. Stambaugh and Jeffrey E. Stambaugh disclaim any interest in and to the three Leases identified above; and

WHEREAS, each hereby affirms and hereby desires to transfer any right, title or interest however created in any of the three Leases, to the Purchaser, to-wit: Donald P. Wang from the Receiver's sale undertaken by Ronald Roman, Receiver, LLC.

WHEREAS, Assignors desire to assign the recorded and unrecorded Leases to the said Donald P. Wang and the said Donald P. Wang desires to accept the assignment.

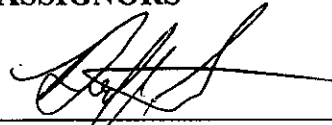
THEREFORE AND IN CONSIDERATION of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged and by the agreement of the Assignees herein as set forth in this document, Assignor's assign and transfer to Assignees and Assignees heirs, executors, administrators and assigns all of the Assignor's right, title and interest in and to Lease's described herein, to-wit, Lamar Companies, Kleese Development Associates and Ameritech Communications, Inc. and its subsequent assignees.

All of the foregoing is done without recourse to the Assignors but who otherwise intend and do hereby transfer all right, title and interest in and to the said Leases and to vest title therein the Assignee.

This Agreement is binding on and will adhere to the benefit of the parties, heirs, administrators, executors, administrators, successors in interest and assigns.

Executed this _____ day of _____, 2015.

ASSIGNORS



Brian C. Stambaugh

Jeffrey E. Stambaugh

Jeffrey E. Stambaugh, individually and as
member of
Wide Open Enterprises, LLC

By: *Jeff E Stambaugh*
Jeffrey E. Stambaugh

Sheri L Stambaugh
Sheri L. Stambaugh
(for dower purposes only)

ASSIGNEE

Donald P. Wang

STATE OF OHIO)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Brian C. Stambaugh and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at _____, Ohio.

NOTARY PUBLIC
My Commission Expires _____

STATE OF OHIO)
) SS:
COUNTY OF Delaware)

The foregoing instrument was acknowledged before me this 15 day of April, 2015, by Jeffrey E. Stambaugh and Sheri L. Stambaugh and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at Sunbury, Ohio.

Alexander Drexel
Notary

My commission expires June 13, 2017



