

ASSIGNMENT OF CONTRACT

FOR VALUE RECEIVED, Kurtis Kintzel ("Assignor" hereafter) and Avatar Enterprises ("Assignee" hereafter) hereby enter in this Assignment of Contract and agree to the below listed terms and conditions:

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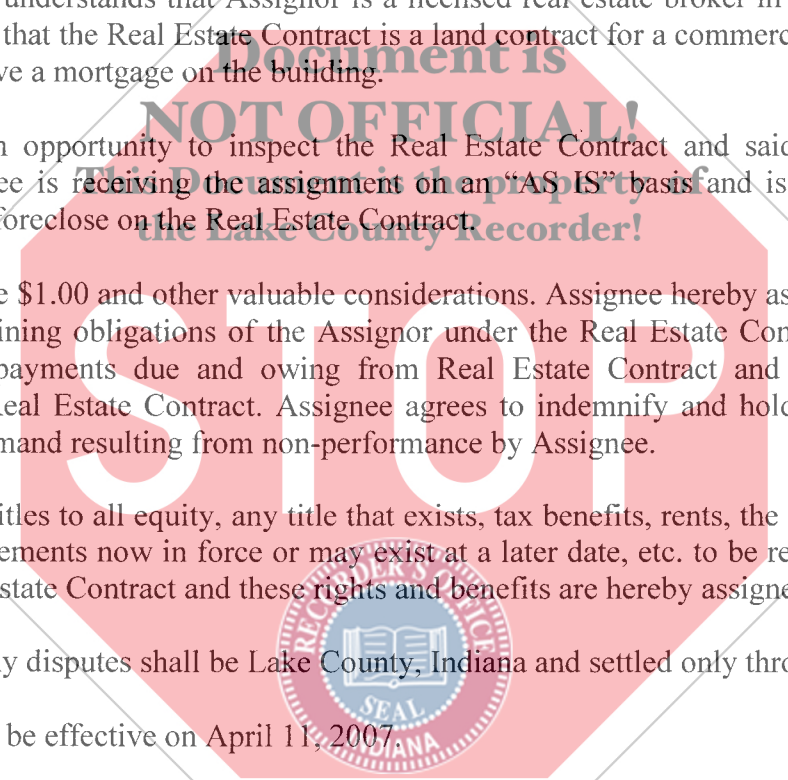
Assignor hereby sells, assigns, transfers, and sets over to Assignee all rights, benefits, liabilities, and risks, to the Real Estate Contract and its Addendum between Kurtis Kintzel and Harold and Karen Andrews both signed September 24, 2004 and that was recorded with the Lake County Recorder on November 3, 2004.

Assignee hereby accepts the assignment, transfer, and setting over from Assignor all rights, benefits, liabilities, and risks in the Real Estate Contract and its Addendum both signed September 24, 2004 between Kurtis Kintzel and Harold and Karen Andrews and that was recorded with the Lake County Recorder on November 3, 2004.

Should any court find that TotalBiz 247 or any successor was part of the September 24, 2004 Real estate Contract, TotalBiz 247 agrees to assign any and all claims, rights and benefits, it has or may have in the Real Estate Contract signed September 24, 2004.

Assignee knows and understands that Assignor is a licensed real estate broker in the state of Indiana. Assignee also knows that the Real Estate Contract is a land contract for a commercial building and that Harold and Karen have a mortgage on the building.

Assignee has had an opportunity to inspect the Real Estate Contract and said contract meets its expectations. Assignee is receiving the assignment on an "AS IS" basis and is aware that there is pending litigation to foreclose on the Real Estate Contract.



Assignor shall receive \$1.00 and other valuable considerations. Assignee hereby assumes and agrees to perform all the remaining obligations of the Assignor under the Real Estate Contract, including, but not limited to any payments due and owing from Real Estate Contract and the defense of the Foreclosure on the Real Estate Contract. Assignee agrees to indemnify and hold Assignor harmless from any claim or demand resulting from non-performance by Assignee.

Assignee shall be entitles to all equity, any title that exists, tax benefits, rents, the right to rent or lease space, the rental agreements now in force or may exist at a later date, etc. to be received as rights and benefits of the Real Estate Contract and these rights and benefits are hereby assigned to Assignee.

The venue to settle any disputes shall be Lake County, Indiana and settled only through mediation.

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This assignment shall be effective on April 11, 2007.

For: Kurtis Kintzel

For: Avatar Enterprises

For: TotalBiz 247

[Handwritten signature of Kurtis Kintzel]

[Handwritten signature for Avatar Enterprises]

[Handwritten signature for TotalBiz 247]

NOTARY:

[Handwritten signature: Julie Fitzgerald 4/11/07]

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

PREPARED BY:

[Handwritten signature]

