

Recorded at the request of (enc. mail to):

Larchmont Village Partners One, LLC
(Name)
704 N. Trenton Drive
(Address)
Beverly Hills, CA 90210
(Date of Recording)

SPACE ABOVE THIS LINE FOR RECORDERS USE
5515-019-013

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF BUILDING**

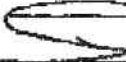

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION: Lot 24 in Block 2 of Tract No. 3501 in City of Los Angeles
as recorded in Book 33, Page 502 Records of Los Angeles County, which property is located and known as
(ADDRESS): 107 N. LARCHMONT BLVD, LOS ANGELES, CA

and in consideration of the City of Los Angeles allowing TO CONVERT 2,100 SQ. FT. AS TAKE-OUT RESTAURANT,
MAINTAIN THE FLOOR PLAN AS SHOWN IN THE ATTACHED FLOOR PLAN. ALL DISPLAY SIGNAGE ARE TO BE BOLTED
on said property, we do hereby covenant and agree to and with said City TO THE FLOOR. NO SEATING FOR DINING
IS ALLOWED. NO READY TO EAT FOOD SHALL BE DISPLAY ON THE SHELVES OF THE RETAIL AREA

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, executors, heirs, successors, heirs or assigns and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submission of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

| | | |
|------------------------------------|---|---|
| CARTOGRAPHER'S USE ONLY | Owner(s) Name(s) <u>Albert Mizrahi</u> <small>(Please type or print)</small> |  <small>(Please type or print)</small> |
| | Signature of Owner(s) |  (sign) |
| | Two Officers' Signatures | |
| | Notaries for Corporations | (sign) |
| | Name of Corporation | |
| Dated this _____ day of _____ 20__ | | |

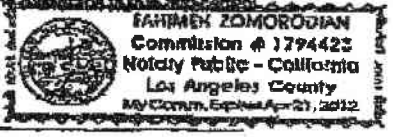
SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF Los Angeles)
On June 11, 2009 before me, Fahimeh Zomorodian, Notary Public personally appeared Albert Mizrahi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording.
Covenant for City Department
To be completed for City-owned property only.
APPROVED BY [Signature] Date 6/10/09

Attachment 4