

**PROMISSORY NOTE FOR
BYZANTINE INVESTMENTS, INC. and LAZAROU ENTERPRISES INC.
DBA/FLASHBACK DINER
CRA COMMERCIAL LOAN - #GEN-26**

Schedule "A"

Date: May 18, 2010

Amount: \$ 150,000.00

FOR VALUE RECEIVED, the undersigned promises to pay to the order of the Hallandale Beach Community Redevelopment Agency (CRA) the total sum of One Hundred Fifty Thousand Dollars **\$150,000.00**, of which Twenty-Two Thousand Five Hundred Dollars **(\$22,500.00)** is waived as an incentive in exchange for this 10-year mortgage. The total of One Hundred Twenty-Seven Thousand Five Hundred Dollars **(\$127,500.00)** represents the unpaid principal balance to be amortized at four (4%) percent per annum for a total amortized balance of One Hundred Fifty Four Thousand Six Hundred Forty-Three Dollars and Fifty-Five Cents **(\$154,643.55)**. Notwithstanding anything in the Note and Mortgage to the contrary, payment of principal and interest shall be due and owing upon the execution of this instrument. Owners must do all diligent effort to ensure that all rehabilitation repairs, especially those denoted in the comprehensive reports, including but not limited to code related items, to specification and said property received its Certificate of Occupancy or Certificate of Completion from the City of Hallandale Beach. The principal and interest due under this Note is payable quarterly on the first day of each quarter, commencing **October 1, 2010**.

I will make any and all payments at the office of: **Finance Department, City of Hallandale Beach, 400 South Federal Highway, Hallandale Beach, Florida 33009**.

Amount of Quarterly Payments on **\$127,500.00** at **4% interest** is **\$3,883.09**. Payments are required under this Note and/or the Mortgage bearing even dates. This amount and schedule shall be in accordance with the amortization schedule attached hereto as Schedule "B".

The undersigned reserves the right to prepay at any time all or any part of the principal amount of this Note without the payment of penalties or premiums.

Should borrower fail to pay the principal and interest amounts of this Note when due, and if such failure subsists on the date the next installment payment under this Note shall become due and payable, the unpaid principal and interest amounts of this Note, shall become due and payable at the option of the CRA, without notice to the undersigned. Failure of the CRA to exercise such option shall not constitute a waiver of such default. No default shall exist by reason of nonpayment of any required installment of principal and interest so long as the amount of optional prepayments already made pursuant hereto equals or exceeds the amount of the required installments.

If suit is instituted by the CRA to recover on this Note, the undersigned agree(s) to pay all costs of such collection including reasonable attorney's fees and court costs.

THIS NOTE is secured by a Mortgage of even date duly filed for record in the Public Records of Broward County, Florida, with a property address of **220 South Federal Highway**,

Hallandale Beach, FL, to wit The North 134 feet of the South 159 feet of that portion of Outlot 8, of the Town of Hallandale, in Section 27, Township 51 South, Range 42 East, according to the Plat thereof recorded in Plat Book "B", page 13 of the Public Records of Dade County, Florida, lying East of Old Federal Highway, less the East 43 feet thereof; and

That portion of Outlot 8, of the Town of Hallandale, in Section 27, Township 51 South, Range 42 East, Broward County, Florida, according to the Plat thereof, recorded in Plat Book "B", Page 13 of the Public Records of Dade County, Florida, lying East of Old Federal Highway, less the South 25 feet thereof, and less the East 43 feet thereof, said lands lying and being in Broward County, Florida.

Being the same property that was conveyed by Warranty Deed from INTERSTATE RESTAURANT SYSTEMS, INC. a Florida corporation, to the insured, dated February 11, 1983, and recorded February 16, 1983, in Official Records Book 10677, Page 212, of the Public Records of Broward County Florida

Folio Number: 1227-01-0660

Borrower further agrees to waive demand, notice of non-payment and protest. Borrower also waives the right to trial by jury and the right to collect attorney's fees under Section 57.105 (2), Florida Statutes.

IN WITNESS WHEREOF, this Note has been duly executed by the undersigned, as of this date.

Sandra A. Sewell
Witness

[Signature]
Witness

By [Signature]
Panagiota Lazarou-Amanna, President
Byzantine Investments, Inc.
Director: Lazarou Enterprises Inc.



STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this May 18, 2010 by Panagiota Lazarou-Amanna as President for Byzantine Investments, Inc. and Director for Lazarou Enterprises Inc., hereinafter called "Mortgagor", 220 South Federal Highway, Hallandale Beach, Florida 33009 personally known to me or who produced driver's license as identification.

[Signature]
Notary Public

		Periodic	Payment	Date	Principal Payment	Interest Payment	Payment Amount	Cumulative
		Totals	No.		(\$127,500.00)	(\$26,562.72)	(\$154,062.72)	
Principal	\$127,500	3.00%	1	Oct-01-10	(\$2,608.09)	(\$14.17)	(\$2,622.26)	\$2,622.26
Rate	4%	1.00%	2	Jan-01-11	(\$2,634.17)	(\$1,248.92)	(\$3,883.09)	\$6,505.34
			3	Apr-01-11	(\$2,660.51)	(\$1,222.58)	(\$3,883.09)	\$10,388.43
			4	Jul-01-11	(\$2,687.12)	(\$1,195.97)	(\$3,883.09)	\$14,271.52
Pmts/yr	4	40	5	Oct-01-11	(\$2,713.99)	(\$1,169.10)	(\$3,883.09)	\$18,154.61
Years	10		6	Jan-01-12	(\$2,741.13)	(\$1,141.96)	(\$3,883.09)	\$22,037.70
			7	Apr-01-12	(\$2,768.54)	(\$1,114.55)	(\$3,883.09)	\$25,920.79
Payment	(\$3,883.09)		8	Jul-01-12	(\$2,796.22)	(\$1,086.86)	(\$3,883.09)	\$29,803.88
			9	Oct-01-12	(\$2,824.19)	(\$1,058.90)	(\$3,883.09)	\$33,686.97
Pay Start Date	Sep-30-10		10	Jan-01-13	(\$2,852.43)	(\$1,030.66)	(\$3,883.09)	\$37,570.05
Closing Date	May-18-10		11	Apr-01-13	(\$2,880.95)	(\$1,002.14)	(\$3,883.09)	\$41,453.14
			12	Jul-01-13	(\$2,909.76)	(\$973.33)	(\$3,883.09)	\$45,336.23
			13	Oct-01-13	(\$2,938.86)	(\$944.23)	(\$3,883.09)	\$49,219.32
			14	Jan-01-14	(\$2,968.25)	(\$914.84)	(\$3,883.09)	\$53,102.41
			15	Apr-01-14	(\$2,997.93)	(\$885.16)	(\$3,883.09)	\$56,985.50
			16	Jul-01-14	(\$3,027.91)	(\$855.18)	(\$3,883.09)	\$60,868.59
			17	Oct-01-14	(\$3,058.19)	(\$824.90)	(\$3,883.09)	\$64,751.68
			18	Jan-01-15	(\$3,088.77)	(\$794.32)	(\$3,883.09)	\$68,634.76
			19	Apr-01-15	(\$3,119.66)	(\$763.43)	(\$3,883.09)	\$72,517.85
			20	Jul-01-15	(\$3,150.86)	(\$732.23)	(\$3,883.09)	\$76,400.94
			21	Oct-01-15	(\$3,182.36)	(\$700.72)	(\$3,883.09)	\$80,284.03
			22	Jan-01-16	(\$3,214.19)	(\$668.90)	(\$3,883.09)	\$84,167.12
			23	Apr-01-16	(\$3,246.33)	(\$636.76)	(\$3,883.09)	\$88,050.21
			24	Jul-01-16	(\$3,278.79)	(\$604.30)	(\$3,883.09)	\$91,933.30
			25	Oct-01-16	(\$3,311.58)	(\$571.51)	(\$3,883.09)	\$95,816.39
			26	Jan-01-17	(\$3,344.70)	(\$538.39)	(\$3,883.09)	\$99,699.47
			27	Apr-01-17	(\$3,378.14)	(\$504.95)	(\$3,883.09)	\$103,582.56
			28	Jul-01-17	(\$3,411.92)	(\$471.16)	(\$3,883.09)	\$107,465.65
			29	Oct-01-17	(\$3,446.04)	(\$437.04)	(\$3,883.09)	\$111,348.74
			30	Jan-01-18	(\$3,480.50)	(\$402.58)	(\$3,883.09)	\$115,231.83
			31	Apr-01-18	(\$3,515.31)	(\$367.78)	(\$3,883.09)	\$119,114.92
			32	Jul-01-18	(\$3,550.46)	(\$332.63)	(\$3,883.09)	\$122,998.01
			33	Oct-01-18	(\$3,585.97)	(\$297.12)	(\$3,883.09)	\$126,881.10
			34	Jan-01-19	(\$3,621.83)	(\$261.26)	(\$3,883.09)	\$130,764.18
			35	Apr-01-19	(\$3,658.05)	(\$225.04)	(\$3,883.09)	\$134,647.27
			36	Jul-01-19	(\$3,694.63)	(\$188.46)	(\$3,883.09)	\$138,530.36
			37	Oct-01-19	(\$3,731.57)	(\$151.52)	(\$3,883.09)	\$142,413.45
			38	Jan-01-20	(\$3,768.89)	(\$114.20)	(\$3,883.09)	\$146,296.54
			39	Apr-01-20	(\$3,806.58)	(\$76.51)	(\$3,883.09)	\$150,179.63
			40	Jul-01-20	(\$3,844.64)	(\$38.45)	(\$3,883.09)	\$154,062.72

SCHEDULE "B"

Byzantine Investments, Inc.
Lazarou Enterprises, Inc.
220 S. Federal Highway
HALLANDALE BEACH, FL 33009