

FEDERAL TRADE COMMISSION, *et al.*,

Plaintiffs,

v.

JEREMY LEE MARCUS, *et al.*,

Defendants.

**AGREED ORDER GRANTING RECEIVER JONATHAN E. PERLMAN'S
MOTION TO COMPEL TURNOVER OF REAL PROPERTY
BY DEFENDANT JEREMY LEE MARCUS, OR,
ALTERNATIVELY, FOR AN EQUITABLE LIEN**

This Cause came before the Court upon Receiver Jonathan E. Perlman's ("Receiver") Motion to Compel Turnover of Real Property by Defendant Jeremy Lee Marcus, or Alternatively, for an Equitable Lien (the "Motion") [ECF No. 184] and Joint Notice of Consent to Entry of Agreed Order Granting the Motion [ECF No. 209]. Since filing the Motion, Defendant Jeremy Lee Marcus ("Marcus") has agreed to the relief sought in the Motion and has not filed a response in opposition to the Motion. The Court having considered the Motion, noting Defendant Jeremy Marcus's current agreement to turn over the Real Property to the Receiver as set forth in this Order, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED as follows:

1. Based upon the agreement reached between the Receiver and Marcus, the Motion is GRANTED. Defendant Marcus shall turn over the title and possession of the property located at 300 Royal Plaza Drive, Fort Lauderdale, Florida ("Royal Plaza Property") to the Receiver consistent with this Court's Preliminary Injunction ordering the Receiver to take exclusive possession over all Receivership Defendants' assets. Marcus shall immediately deliver to the

Receiver the necessary and proper documents to transfer title to the Royal Plaza Property;

2. Defendant Marcus must vacate the Royal Plaza Property no later than fifty (50) days from the date of this Order. During this time, no tenancy expressly or implied shall arise between Marcus and the Receiver;

3. Defendant Marcus must maintain the Royal Plaza Property in its current, good condition and is responsible for all maintenance and repairs. Marcus shall notify the Receiver within twenty-four (24) hours should anything cease working properly and confirm with the Receiver the appropriate action Defendant Marcus is taking to repair the issue;

4. The Receiver shall have the right to an immediate inspection of the Royal Plaza Property. Defendant Marcus thereafter shall provide the Receiver and his professionals access to the Royal Plaza Property between the hours of 9:00 a.m. and 7:00 p.m., including to prepare and show the Property to brokers and potential purchasers, upon twenty-four (24) hours' notice by the Receiver; and

5. If Defendant Marcus does not comply with paragraphs 1 and 3 of this Order, and such non-compliance has been communicated in advance by the Receiver to Defendant Marcus' counsel, which Marcus does not cure within forty-eight (48) hours, then the Receiver shall have the authority to submit an *ex-parte* motion to this Court seeking the issuance of a replacement deed to the Royal Plaza Property and enforcement of this Order, including ejection from the Royal Plaza Property.

DONE AND ORDERED in Chambers at Miami-Dade County, Florida, this 29th day of

, 2018.


HONORABLE FEDERICO A. MORENO
UNITED STATES DISTRICT JUDGE

Copies provided to Counsel of Record.