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UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
WEST PALM BEACH DIVISION
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COMMISSION
CLERK

IN RE:

EPICUS COMMUNICATIONS GROUP
INC., and EPICUS, INC.,

CASE NO. 04-34915-BKC-PGH
CHAPTER 11
Jointly Administered

Debtors.

DEBTOR'S MOTION TO ASSUME LEASE

**HEARING REQUESTED ON AT LEAST 16 DAYS' NOTICE
RESPONSIVE PAPERS REQUIRED AND MANDATED BY LOCAL RULE 5005-1(F)(2)**

EPICUS, INC. ("Debtor"), by and through undersigned counsel, moves the Court for the entry of an Order authorizing the assumption of Debtor's non-residential real property lease, and in support thereof states as follows:

1. On October 24, 2004, the Debtor initiated a voluntary petition under Chapter 11 of Title 11 of the United States Code in this Court.

2. The Debtor owns and operates a business in Lake Mary, Florida. At the time of the filing

CMP _____

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SGA _____

SEC _____

OTH _____

_____ of the Petition, the Debtor was the Lessee under that certain Lease dated July 16, 2004, between Koger Equity, Inc. n/k/a CRT Properties, Inc. and Epicus, Inc. (a copy of which is attached to the original hereof on file with the Court and marked "Exhibit 1") (hereinafter the "Lease"). A copy of the Lease is available from undersigned counsel upon request.

3. The lease is for 15,602 rentable square feet. Total monthly rent is \$22,258.86. The Lease terminates on March 19, 2010.

4. The Debtor wishes to assume the Lease Agreement pursuant to 11 U.S.C. §365, as this assumption is necessary for the continued business operation of the Debtor. The Debtor's business

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operates from the property which is the subject of the Lease. The Debtor needs to remain in possession in order to continue to operate its business and effectuate a reorganization. The Debtor's Amended Plan and Amended Disclosure Statement have been filed with the Bankruptcy Court and the Amended Disclosure Statement has been approved by the Bankruptcy Court.

5. The Debtor is current in all its post-petition obligations to the Lessor under the Lease.

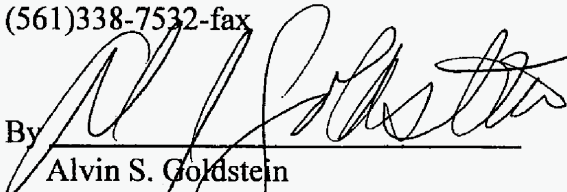
WHEREFORE, the Debtor respectfully requests the entry of an Order approving the assumption of the Lease, as well as granting any other and further relief which this Court deems just and proper.

I HEREBY CERTIFY that a true and correct copy of the foregoing was sent via U.S. Mail to all parties on the attached matrix, this 26th day of July, 2005.

I HEREBY CERTIFY that I am admitted to the Bar of the United States District Court for the Southern District of Florida and I am in compliance with the additional qualifications to practice in this Court set forth in Local Rule 2090-1(A).

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