

6880559

This instrument was prepared by
and upon recordation should be returned to:

6540889
01/02/97 2:31 PM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: P ANDERSON , DEPUTY - WJ

**FRANCHISE MORTGAGE
ACCEPTANCE COMPANY LLC**
600 Steamboat Road
Greenwich, CT 06830

(Space above this line for Recorder's Use)

MEMORANDUM OF MASTER LEASE

(West Valley)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Terratron Midwest, Inc., a Wisconsin corporation formerly known as Terratron, Inc., Terratron, Inc., a Delaware corporation, and Titus Foods, Inc., a Utah corporation, as lessor (collectively referred to herein as "Lessor"), and BDSB OF UTAH, L.C. a Utah limited liability company, as lessee (hereinafter the "Lessee"), entered into a Master Lease dated December 5, 1996 (hereinafter the "Lease") whereunder and whereby the Lessor did lease, rent and demise unto said Lessee certain real property including the real property (the "Premises") described in Exhibit "A" attached hereto.

WHEREAS, Lessor presently leases to Lessee the Premises TO HAVE AND TO HOLD upon Lessee's paying the rent and other charges provided for and observing the covenants and conditions set forth in the Lease, with an expiration date of August 13, 2022.

NOW, THEREFORE, this Memorandum of Lease is executed by the undersigned parties with the intention that the same shall be filed for the record in the Office of the Recorder of Salt Lake County, State of Utah, to give notice of the existence of Lessee's leasehold estate under the Lease in and to the Premises.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Associated Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

0188314

EX7570.61229

IN WITNESS WHEREOF, the undersigned parties have each caused this Memorandum of Lease to be executed as of the 18th day of December, 1996.

("Lessee")

BDSB OF UTAH, L.C.

By: David M. Williams

Title: Managing Member

("Lessor")

Terratron Midwest, Inc., a Wisconsin corporation
formerly known as Terratron, Inc.

By: Ray G. Galt

Title: President

Terratron, Inc., a Delaware corporation

By: Ray G. Galt

Title: President

Titus Foods, Inc. a Utah corporation

By: Ray G. Galt

Title: President

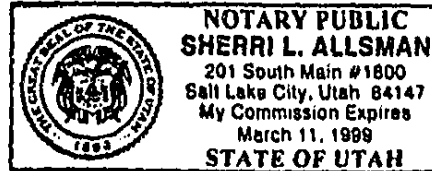
STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by David M. Williams, the Managing Member of BDSB OF UTAH, L.C. a Utah limited liability company.

Sherril L. Allsman
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

3-11-99



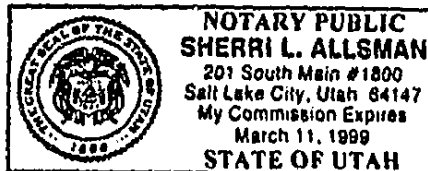
STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Roger Peters, the President of Terratron Midwest, Inc., a Wisconsin corporation formerly known as Terratron, Inc.

Sherril L. Allsman
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

3-11-99



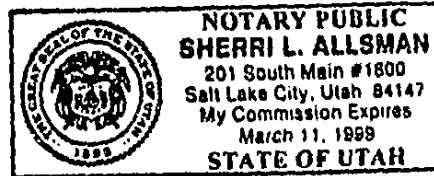
STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Roger Peters, the President of Terratron, Inc., a Delaware corporation.

Sherri L. Allsman
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

3-11-99



STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Roger Peters, the President of Titus Foods, Inc., a Utah corporation.

Sherri L. Allsman
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

3-11-99

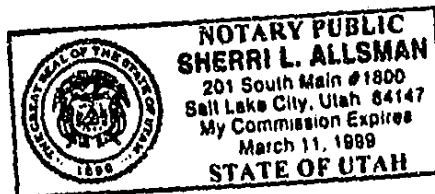


EXHIBIT A

DESCRIPTION OF PROPERTY

That certain real property located in Salt Lake County, State of Utah, described as follows:

BEGINNING at a point 2 rods North and 2 rods West from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 190 feet along the West line of 5600 West Street; thence West 190 feet; thence South 190 feet to the North line of 3500 South Street; thence East along said North line 190 feet to the point of **BEGINNING**.

LESS AND EXCEPTING the following:

All of that parcel of land conveyed by Dee's Inc., a corporation organized and existing under the laws of the state of Utah to West Valley City Municipal Corporation in that certain Warranty Deed dated November 20, 1980, recorded December 17, 1980, as Entry No. 3514817, in Book 5191, at Page 1090, in the Salt Lake County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North $0^{\circ}09'50''$ West along the section line 33.00 feet and South $89^{\circ}59'10''$ West 33.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South $89^{\circ}59'10''$ West 190.00 feet; thence $0^{\circ}09'50''$ West 7.00 feet; thence North $89^{\circ}59'10''$ East 170.00 feet; thence North $0^{\circ}09'50''$ West 183.00 feet; thence North $89^{\circ}59'10''$ East 20.00 feet; thence South $0^{\circ}09'50''$ East 190.00 feet to the point of **BEGINNING**.