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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SUBWAY REAL ESTATE CORP  
325 BIC DRIVE  
MILFORD CT 06460  
BY: SBM, DEPUTY - MA 4 P.

**MEMORANDUM OF LEASE**

Pursuant to R 14 of the Lease

This is a Memorandum of Lease for the Lease executed on 11/22/2004, between Subway Real Estate Corp. a corporation organized under the laws of the State of Delaware, having its principal office at 325 Bic Drive, Milford, CT 06460, hereinafter called "the Tenant," and LEKS Inc., having its principal office at: 550 South 600 East, Salt Lake City, UT 84102 hereinafter called "the Landlord."

For the purpose of this document and/or the Lease, as well as any exhibits/schedules executed by the Landlord and Tenant, if applicable, the terms "Landlord" and "Lessor" or "Tenant" and "Lessee" as used shall be deemed synonymous.

The Landlord leases to the Tenant the premises as described in the Lease:

1. Premises:

Store Number: 14002 approximately: 1464 Square Feet.

Located at: 4100 S 4030 W, West Valley City, UT, 84120

State of: UT County of: SALT LAKE

2. Term:

The Lease is for a term of 5 years to commence on 12/1/2004 and terminate on 11/30/2009.

3. Renewal (Option) Periods:

The Tenant shall have the right to renew this lease for: 3 - 5 year options

Within ten (10) days of the expiration or earlier termination of this lease, Tenant, upon Landlord's request, shall deliver to Landlord an executed Memorandum of Termination of Lease.

Landlord and Tenant agree that any conflict between the terms of the Master Lease and the provisions of this Memorandum of Lease shall be resolved in favor of this Memorandum of Lease.

Prepared by, and return to:  
Subway Real Estate Corp.  
R. Asper, Lease Recording  
325 Bic Drive ~ Milford, CT 06460  
800-888-4848, Ext. 1435

PARCEL 1

BEGINNING AT A POINT WEST 33.00 FEET, NORTH 00°01'50" EAST 223.00 FEET; AND SOUTH 89°53'59" WEST 199.65 FEET FROM THE SOUTH EAST CORNER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°01'50" EAST, 170.00 FEET; THENCE SOUTH 87°25'00" WEST, 179.61 FEET; THENCE NORTH 02°36'57" WEST, 154.31 FEET; THENCE NORTH 87°45'31" EAST, 144.32 FEET; THENCE NORTH 02°33'40" WEST, 21.32 FEET; THENCE NORTH 87°25'00" EAST, 10.00 FEET; THENCE SOUTH 84°03'25" EAST, 33.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.666 ACRES

PARCEL NUMBER 15-31-477-038-0000

Acknowledgement - General

In Witness whereof the "Landlord" has hereunto executed this document this \_\_\_\_\_ day of 18 July, 2005.

Landlord: LECS, Inc Lon Clayton Pres  
[Signature] Lon Clayton Pres

Signature  
President

Print  
18 July 05

Title: Jake Hunter

Date  
Naomi K. Cash

Witness  
Jake Hunter

Witness  
Naomi K. Cash

Print

Print

STATE OF Utah

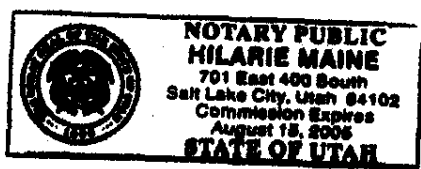
COUNTY OF Salt Lake

On this the 18th day of July in the Year 20005, before me, the undersigned, a Notary Public in and for said State, personally appeared

Lon Clayton

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her, their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]  
Notary Public



(Notarial Seal)  
My Commission expires 15 August 2005

Prepared by, and return to:  
Subway Real Estate Corp.  
325 Bic Drive - Milford, CT 06460

In Witness Whereof the "Tenant" has hereunto executed this document this 28<sup>th</sup> day of July, 2005.

Tenant: Subway Real Estate Corp.

[Signature]  
John C. Devine, Its: ~~Its~~ President

[Signature]  
Witness

Kim Wagner  
Print

[Signature]  
Witness

GWENDOLYN BEASLEY  
Print

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

On this the 28<sup>th</sup> day of July in the Year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared John C. Devine, ~~Its~~ President of Subway Real Estate Corp., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledge to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public

(Notarial Seal)

My Commission expires 4/30/07