

RETURN TO  
BURGER KING CORPORATION  
P.O. Box 520783  
MIAMI, FLORIDA 33152

MEMORANDUM OF LEASE

3680762

THIS MEMORANDUM OF LEASE AGREEMENT, made and entered into this 14th day of May, 1982, by and between BKX Limited Partnership, an Iowa Limited Partnership, (hereinafter "Lessor") whose address is c/o Lartnec Investment Co., its General Partner, P. O. Box 1555, 611 Fifth Avenue, Des Moines, Iowa 50306, and Kevin B. Hawkins (hereinafter "Lessee"), whose address is 5284 South 300 West, C-294, Salt Lake City, Utah 84107.

Lessor, for and in consideration of the execution and delivery of a certain Lease Agreement dated May 14, 1982 and the rents and covenants specified to be paid and performed by Lessee, hereby grants, demises and leases to Lessee, and Lessee does hereby hire and take as Lessee that certain parcel of real property, together with the building erected or to be erected thereon, described in Exhibit "A" attached hereto and made a part hereof.

Lessee to have and to hold the demised premises for a period of twenty (20) years, upon the terms, covenants and conditions as set forth in said Lease Agreement and commencing on a date provided therein. Parties hereby agree that they will execute a supplemental instrument in recordable form setting forth the exact date of commencement and expiration of the term of said Lease Agreement.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed by these presents the day and year first above written.

Witnesses for Lessor:

BKX Limited Partnership  
By Its General Partner  
Lartnec Investment Co.

Shelley Fossell

By: Keith Günzenhäuser  
Keith Günzenhäuser  
President

[Signature]

Attest: Diane M. Davidson  
Diane M. Davidson  
Assistant Secretary

LESSOR

Witnesses for Lessee:

[Signature]  
[Signature]

Kevin B. Hawkins  
Kevin B. Hawkins

LESSEE

BOX 5379 RMC 371

BKX JTM 1/13/82  
BKX Limited Partnership - 3rd Draft  
#3428  
5/13/82

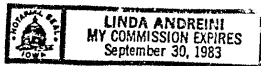
1400  
REF  
DEP  
TITLE INS. AGENCY  
Diane M. Davidson

JUN 2 2 55 PM '82  
KATHLEEN KANON  
REGISTRAR  
SALT LAKE COUNTY  
UTAH

STATE OF IOWA )  
COUNTY OF POLK ) SS:

The foregoing instrument was acknowledged before me, this 25 day of May, 1982, by Keith Gunzenhauser, President, and Diane M. Davidson, Assistant Secretary, of Lartnec Investment Co., the General Partner, on behalf of BKX LIMITED PARTNERSHIP, an Iowa Limited Partnership.

(Seal)



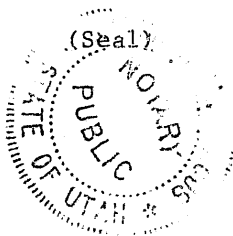
Linda Andreini  
Notary Public

My commission expires:

STATE OF Utah )  
COUNTY OF Salt Lake ) SS.

On the 21st day of May, A.D. 1982, personally appeared before me KEVIN B. HAWKINS, the signer of the above instrument, who duly acknowledged to me that he executed the same.

(Seal)



MY COMMISSION EXPIRES APRIL 03, 1983

Kathryn Ann Bacon  
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

Commencing at the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 0°02'55" W 497.29 feet to a point; thence N 89°49'33" W 53.00 feet to a point in the West right of way line of Redwood Road, which is the point of beginning of this survey and running thence N 0°02'55" W 270.50 feet along the West right of way line of Redwood Road; thence S 89°57'05" W 130.00 feet; thence S 0°02'55" E 269.99 feet; thence S 89°49'33" E 130.00 feet to the point of beginning. Contains 35,131.85 square feet or 0.8065 acres.

Together with a nonexclusive easement for ingress, egress and parking over the unconstructed portions of the following described properties as may exist from time to time:

PARCEL 1

Beginning at a point on the West right of way line of Redwood Road said point being N 00°02'55" W 247.294 feet and N 89°49'33" W 53.00 feet and N 00°02'55" W 1.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 00°02'55" W 249.0 feet along said West right of way line; thence N 89°49'33" W 130.00 feet to the East line of a 50.0 foot wide right of way; thence S 00°02'55" E 249.00 feet along the East line of said 50.0 foot right of way; thence S 89°49'33" E 130.00 feet to the point of beginning. Contains: 32,370 sq. ft. or 0.7431 acres.

PARCEL 2

Beginning at a point N 00°02'55" W 247.294 feet and N 89°49'33" W 233.00 feet and N 00°02'55" W 1.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 00°02'55" W 549.5 feet; thence N 89°49'33" W 90.00 feet; thence N 00°02'55" W 137.00 feet; thence N 89°49'33" W 180.00 feet; thence S 00°02'55" E 137.00 feet; thence N 89°49'33" W 167.50 feet; thence S 00°02'55" E 269.00 feet; thence S 89°49'33" E 22.5 feet; thence S 00°02'55" E 280.50 feet; thence S 89°49'33" E 415.00 feet to the point of beginning. Contains: 258,753 sq. ft. or 5.9402 acres.

PARCEL 3

Beginning at a point N 00°02'55" W 247.294 feet and N 89°49'33" W 648.00 feet and N 00°02'55" W 1.0 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 00°02'55" W 280.5 feet; thence N 89°49'33" W 22.50 feet; thence N 00°02'55" W 105.00 feet; thence N 89°57' 05" W 246.50 feet; thence N 00°02'55" W 51.169 feet; thence S 89°57'05" W 304.00 feet; thence S 00°02'55" E 434.526 feet; thence S 89°49'33" E 573.009 feet to the point of beginning.

Also, beginning at a point N 00°02'55" W 247.294 feet and N 89°49' 33" W 1221.009 feet and S 00°02'55" E 4.78 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 89°56'25" E 24.75 feet; thence S 00°02'55" E 141.00 feet; thence S 89°56'25" W 25.00 feet; thence N 00°03'11" E 141.00 feet to the point of beginning. Contains: 237,003 sq. ft. or 5.4408 acres.

PARCEL 4

Beginning at a point N 00°02'55" W 247.294 feet and N 89°49'33" W 1221.009 feet and N 00°02'55" W 177.72 feet from the center of

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Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°56'25" W 477.25 feet; thence S 00°02'55" E 430.00 feet to the center line of Section 15; thence N 89°56' E 477.00 feet along said center line; thence N 00°02'55" W 106.50 feet; thence N 00°03'11" E 141.00 feet; thence N 00°02'55" W 182.50 feet to the point of beginning. Contains: 205,173 sq. ft. or 4.7101 acres.

PARCEL 5

Beginning at a point N 00°02'55" W 247.294 feet and N 89°49'33" W 1221.009 feet and N 00°02'55" W 435.526 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 00°02'55" W 80.43 feet; thence N 89°57'05" E 45.00 feet to the East right of way line of 1900 West Street; thence N 00°02'55" W 184.57 feet along said East right of way line; thence N 89°57'05" E 259.00 feet; thence N 00°02'55" W 47.50 feet; thence N 89°57'05" E 246.504 feet; thence S 00°02'55" E 363.669 feet; thence S 89°57'05" W 246.504 feet; thence N 00°02'55" W 51.16 feet; thence S 89°57'05" W 304.00 feet; to the point of beginning. Contains: 161,900 sq. ft. or 3.7167 acres.

PARCEL 6

Beginning at a point on the South right of way line of 5600 South Street; said point being N 00°02'55" W 1243.26 feet and S 89°55'04" W 939.50 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°55'04" W 236.50 feet along said South right of way line to the East right of way line of 1900 West Street; thence S 00°02'55" E 290.00 feet along said East right of way line; thence N 89°57'05" E 259.00 feet; thence N 00°02'55" W 47.50 feet; thence N 89°57'05" E 246.504 feet; thence S 00°02'55" E 37,669 feet; thence S 89°49'33" E 167.50 feet; thence S 00°02'55" E 25.00 feet; thence S 89°49'33" E 180.00 feet; thence S 00°02'55" E 27.552 feet; thence N 89°57'05" E 195.00 feet; thence S 00°02'55" E 90.50 feet to the North line of a 50.00 foot wide right of way; thence N 89°57'05" E 75.00 feet along the North line of said 50 foot right of way to the West right of way line of Redwood Road; thence N 00°02'55" W 131.729 feet along said West right of way line; thence S 89°55'04" W 320.00 feet; thence N 00°02'55" W 47.50 feet; thence S 89°55'04" W 130.00 feet; thence N 00°02'55" W 27.00 feet; thence S 89°55'04" W 185.00 feet; thence N 00°02'55" W 9.0 feet; thence S 89°55'04" W 251.50 feet; thence N 00°02'55" W 210.00 feet to the point of beginning. Contains: 115,106 sq. ft. or 2.6425 acres.

PARCEL 7

Beginning at a point on the South right of way line of 5600 South Street, said point being N 00°02'55" W 1243.26 feet and S 89°55'04" W 653.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°55'04" W 286.50 feet along said South right of way line; thence S 00°02'55" E 210.00 feet; thence N 89°55'04" E 251.50 feet; thence S 00°02'55" E 9.00 feet; thence N 89°55'04" E 185.00 feet; thence S 00°02'55" E 27.00 feet; thence N 89°55'04" E 130.00 feet; thence S 00°02'55" E 47.50 feet; thence N 89°55'04" E 320.00 feet to the West right of way line of Redwood Road, thence N 00°02'55" W 13.50 feet along said West right of way line; thence S 89°55'04" W 300.00 feet; thence N 00°02'55" W 88.00 feet; thence S 89°55'04" W 300.00 feet; thence N 00°02'55" W 192.00 feet to the point of beginning. Contains: 77,630 sq. ft. or 1.7821 acres.

PARCEL 8

Beginning at a point on the South right of way line of 5600 South Street, said point being N 00°02'55" W 1243.26 feet and S 89°55'04" W 328.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°55'04" W 325.00 feet along said South right of way line; thence S 00°02'

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55" E 192.00 feet; thence N 89°55'04" E 300.00 feet; thence S 00°02'55" E 88.00 feet; thence N 89°55'04" E 300.00 feet to the West right of way line of Redwood Road; thence N 00°02'55" W 35.00 feet along said West right of way line; thence S 89°55'04" W 275.00 feet; thence N 00°02'55" W 245.00 feet to the point of beginning. Contains: 74,225 sq. ft. or 1.704 acres.

PARCEL 9

Beginning at a point on the West right of way line of Redwood Road and the South right of way line of 5600 South Street said point being N 00°02'55" W 1243.26 feet and S 89°55'04" W 53.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°55'04" W 275.00 feet along the South right of way line of said 5600 South Street; thence S 00°02'55" E 245.00 feet; thence N 89°55'04" E 275.00 feet to the West right of way line of said Redwood Road; thence N 00°02'55" W 245.00 feet along said West right of way line to the point of beginning. Contains: 67,375 sq. ft. or 1.5467 acres.

PARCEL 10

Beginning at a point N 00°02'55" W 797.794 feet and N 89°49'33" W 503.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N 00°02'55" W 162.00 feet; thence N 89°49'33" W 167.50 feet; thence S 00°02'55" E 162.00 feet; thence S 89°49'33" E 167.50 feet to the point of beginning. Contains: 27,135 sq. ft. or 0.6229 acres.

PARCEL 11

Beginning at a point on the North line of a 50.0 foot wide right of way said point beginning N 00°02'55" W 818.00 feet and S 89°57'05" W 128.00 feet from the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence S 89°57'05" W 105.00 feet along said North line; thence S 00°02'55" E 19.298 feet along the West line of said 50 foot right of way; thence N 89°49'33" W 90.00 feet; thence N 00°02'55" W 109.448 feet; thence N 89°57'05" E 195.00 feet; thence S 00°02'55" E 90.50 feet to the point of beginning. Contains: 19,384 sq. ft. or 0.4450 acres.

Subject to any and all reservations, restrictions, easements, rights of way, limitations and conditions of record.

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